

CITY COUNCIL AGENDA
CITY COUNCIL MEETING OF: FEBRUARY 18, 2004

THESE PROCEEDINGS ARE BEING PRESENTED LIVE ON KCLV, CABLE CHANNEL 2, AND ARE CLOSED CAPTIONED FOR OUR HEARING IMPAIRED VIEWERS. THE COUNCIL MEETING, AS WELL AS ALL OTHER KCLV PROGRAMMING, CAN BE VIEWED ON THE INTERNET AT www.kclv.tv. THE PROCEEDINGS WILL BE REBROADCAST ON KCLV CHANNEL 2 AND THE WEB THE WEDNESDAY OF THE MEETING AT 8:00 PM, AND ALSO ON FRIDAY AT 4:00 AM, SATURDAY AT 7:00 PM, SUNDAY AT 7:00 AM AND THE FOLLOWING MONDAY AT 1:00 PM.

- CALL TO ORDER
- ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW
- INVOCATION - REVEREND ROBERT FOWLER, VICTORY MISSIONARY BAPTIST CHURCH
- PLEDGE OF ALLEGIANCE

MINUTES:

PRESENT: MAYOR GOODMAN (excused at 5:02 p.m., returned at 5:23 p.m. and was excused for the remainder of the afternoon session at 5:28 p.m.) and COUNCILMEMBERS REESE, BROWN, L.B. McDONALD, WEEKLY, MACK, and MONCRIEF

Also Present: CITY MANAGER DOUG SELBY, DEPUTY CITY MANAGER STEVE HOUCHENS, DEPUTY CITY MANAGER BETSY FRETWELL, CITY ATTORNEY BRAD JERBIC, DEPUTY CITY ATTORNEY TOM GREEN, DEPUTY CITY ATTORNEY BRYAN SCOTT (P.M. Session), and CITY CLERK BARBARA JO RONEMUS

ANNOUNCEMENT MADE – Meeting noticed and posted at the following locations:

City Hall Plaza, Special Outside Posting Bulletin Board

Court Clerk's Office Bulletin Board, City Hall Plaza

Las Vegas Library, 833 Las Vegas Boulevard North

Clark County Government Center, 500 S. Grand Central Parkway

Grant Sawyer Building, 555 E. Washington Avenue

(9:11)

1-1

REVEREND ROBERT FOWLER, Victory Missionary Baptist Church, gave the invocation.

(9:11 – 9:13)

1-20

MAYOR GOODMAN led the audience in the Pledge.

(9:13 – 9:15)

1-82

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: FEBRUARY 18, 2004

DEPARTMENT: PUBLIC AFFAIRS

DIRECTOR: DAVID RIGGLEMAN

☐

CONSENT

☐

DISCUSSION

SUBJECT:

CEREMONIAL:

RECOGNITION OF THE EMPLOYEE OF THE MONTH

Fiscal Impact

☒

No Impact

Amount:

☐

Budget Funds Available

Dept./Division:

☐

Augmentation Required

Funding Source:

PURPOSE/BACKGROUND:

RECOMMENDATION:

BACKUP DOCUMENTATION:

MOTION:

None required. A presentation was made.

MINUTES:

MAYOR GOODMAN called forward DR. BARBARA JACKSON, Director, and BILLIE BASTIAN, Deputy Director, of the Leisure Services Department to recognize DEAN MATTSON, Supervisor of the Recreation Division, as February's Employee of the Month. MR. MATTSON has been a City employee since 1996. He was nominated by JUDY TUTTLE, Human Resources Deputy Director, SANDY GANDY, Personnel Services Administrator, PHYLLIS McFADDEN, Recreation Leader, and SCOTT IRVINE, Aquatics Coordinator.

MR. MATTSON is a consummate professional who is committed to finding ways to save his staff valuable time and money while insuring accuracy. This was clearly demonstrated during a recent joint venture with Human Resources to facilitate hiring forms and procedures for part-time and summer employees. While configuring a hierarchy for part-time staff, MR. MATTSON and other City staff also designed a pay scale and evaluation process that allows advancement for dedicated part-time workers. City staff benefit by the streamlined procedures and the public is the recipient of direct line staff who have better attitudes and more customer loyalty. Even though he dedicated a lot of time to this effort, MR. MATTSON still finds time for the manifold activities and events at each of the centers he oversees.

MR. MATTSON also oversees the summer employee program for Leisure Services and works very closely with Human Resources from approximately April to the beginning of October each year to ensure the City hires the right people and assigns them to jobs where the value is greatest to both the summer employee and the City. The entire process and following on-the-job performance of 400 people requires a tremendous amount of organizational ability and time. The success of this program can be attributed directly to MR. MATTSON.

City of Las Vegas

CITY COUNCIL MEETING OF FEBRUARY 18, 2004

Ceremonial

Recognition of the Employee of the Month

MINUTES – Continued:

DR. JACKSON said that it is an honor for one of her employees to be recognized, but more of an honor when nominated by employees from other departments. MR. MATTSON is a wonderful employee.

MR. MATTSON indicated that this is truly an unexpected honor. He thanked the Mayor, Council, and DR. JACKSON for their support. He also gave thanks to his direct supervisor MS. BASTIAN for being a great mentor and to Human Resources staff for supporting his crazy ideas. He felt it a pleasure to serve the citizens of Las Vegas and enjoys making a difference in the community.

MAYOR GOODMAN noted the City is very fortunate to have such dedicated employees.

(9:15 – 9:19)

1-115

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: FEBRUARY 18, 2004

DEPARTMENT: PUBLIC AFFAIRS

DIRECTOR: DAVID RIGGLEMAN

☐

CONSENT

☐

DISCUSSION

SUBJECT:

CEREMONIAL:

RECOGNITION OF THE DR. MARTIN LUTHER KING JR. ORATORY COMPETITION
WINNERS

Fiscal Impact

☒

No Impact

Amount:

☐

Budget Funds Available

Dept./Division:

☐

Augmentation Required

Funding Source:

PURPOSE/BACKGROUND:

RECOMMENDATION:

BACKUP DOCUMENTATION:

MOTION:

None required. A presentation was made.

MINUTES:

COUNCILWOMAN McDONALD recognized the winners of the Martin Luther King Jr. Oratory Competition. She felt honored that 52 students representing local schools took part in this competition, which is sponsored by the International House of Blues Foundation. It was thrilling to see the diversification of students in this competition. She called forward the winners based on their individual categories and their instructors: 1st Place Winner in the K-2 Category – 2nd Grader BENICIO KIONES, Clyde C. Cox Elementary School, KATHY BRUINS, Instructor; 1st Place Winner in the 3-5 Category – 3rd Grader JACOB RUNEE, Kay Carl Elementary School, GLEN BOCAS, Instructor, DR. BRENSON, Principal; 1st Place Winner in the 6-8 Category – 6th Grader CORY JAMES SILVA, Lied Middle School, THOMAS WOODSON, Assistant Principal; and 1st Place Winner in the 9-12 Category – 11th Grader THEARTIC TROUTMAN, Community College High School, KAREN PHILLIPS, Principal. COUNCILWOMAN McDONALD noted that these youth are the embodiment of Dr. King's ideals.

LYNN KIRCH, organizer of the competition, stated that this is the fifth year of this competition and it has grown tremendously. It is a pleasure to observe and hear the children give their speeches. Every child who participates puts their heart and soul into their speeches. She mentioned some of the partners, Target Stores, Mandalay Resort Group, and Young Lawyers Section of the State Bar. She also thanked COUNCILWOMAN McDONALD for her participation the past two years.

City of Las Vegas

CITY COUNCIL MEETING OF FEBRUARY 18, 2004

Ceremonial

Recognition of the Dr. Martin Luther King Jr. Oratory Competition Winners

MINUTES – Continued:

MR. TROUTMAN read part of the introduction to his speech and thanked his principal, father and mother, the Mayor, and the Council members.

(9:19 – 9:26)

1-253

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: FEBRUARY 18, 2004

DEPARTMENT: PUBLIC AFFAIRS

DIRECTOR: DAVID RIGGLEMAN

☐

CONSENT

☐

DISCUSSION

SUBJECT:

CEREMONIAL:

RECOGNITION OF MISS NEVADA, VICTORIA FRANKLIN

Fiscal Impact

☒

No Impact

Amount:

☐

Budget Funds Available

Dept./Division:

☐

Augmentation Required

Funding Source:

PURPOSE/BACKGROUND:

RECOMMENDATION:

BACKUP DOCUMENTATION:

Submitted after the meeting: copy of Proclamation recognizing MISS FRANKLIN as Miss Nevada

MOTION:

None required. A presentation was made.

MINUTES:

COUNCILWOMAN McDONALD recognized VICTORIA FRANKLIN, 2004 Miss Nevada USA. MISS FRANKLIN is a 1999 graduate of Eldorado High School and a 2002 graduate of the University of Arizona, where she received a Bachelor of Arts degree in Communications and a minor in sociology. In 1998, she founded the girls support group Girls Time. MISS FRANKLIN will compete in Los Angeles in the Miss USA Beauty Pageant. She is only the fourth former Miss Teen USA to become Miss Nevada USA in the history of the Pageant.

COUNCILWOMAN McDONALD presented MISS FRANKLIN with a proclamation recognizing MISS FRANKLIN as MISS NEVADA. She wished her well. MISS FRANKLIN thanked the Councilmember's, especially COUNCILMAN WEEKLY and COUNCILWOMAN McDONALD for their support throughout the years. She felt honored to represent the City and the State of Nevada. She hopes to be the first Miss Nevada to win the title of Miss USA.

(9:26 – 9:29)

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: FEBRUARY 18, 2004

DEPARTMENT: PUBLIC AFFAIRS

DIRECTOR: DAVID RIGGLEMAN

☐

CONSENT

☐

DISCUSSION

SUBJECT:

CEREMONIAL:

PRESENTATION BY THE BOYS AND GIRLS CLUB OF SOUTHERN NEVADA

Fiscal Impact

☒

No Impact

Amount:

☐

Budget Funds Available

Dept./Division:

☐

Augmentation Required

Funding Source:

PURPOSE/BACKGROUND:

RECOMMENDATION:

BACKUP DOCUMENTATION:

MOTION:

None required. A presentation was not made.

MINUTES:

There was no discussion for this item.

Before moving on, COUNCILMAN WEEKLY recognized former COUNCILMAN WILLIAM “DOC” PEARSON, who recently expired, a dentist by profession who became the first African-American Councilman, and then became a County Commissioner. COUNCILMAN WEEKLY welcomed DR. PEARSON’S sisters, MARGUERITE PEARSON-CHAMBLISS and MAMIE RUTH P. WEEKS, who came forward to pay tribute to DR. PEARSON. They thanked the Council for recognizing their brother, who was a wonderful person.

NANCY HARRIS, who was born in 1899, also came forward to pay tribute to DR. PEARSON. She recited a poem “The Black Man Prays For Justice,” which she wrote when she was 18.

(9:29 – 9:36)

1-567

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: FEBRUARY 18, 2004

DEPARTMENT: CITY CLERK

DIRECTOR: BARBARA JO (RONI) RONEMUS ☐ **CONSENT** ☐ **DISCUSSION**

SUBJECT:

BUSINESS ITEMS:

Any items from the morning session that the Council, staff and/or the applicant wish to be stricken or held in abeyance to a future meeting may be brought forward and acted upon at this time

MOTION:

None required. There were no items to bring forward.

MINUTES:

There was no discussion.

(9:36 – 9:37)

1-823

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: FEBRUARY 18, 2004

DEPARTMENT: CITY CLERK

DIRECTOR: BARBARA JO (RONI) RONEMUS ☐ **CONSENT** ☐ **DISCUSSION**

SUBJECT:

BUSINESS ITEMS:

Approval of the Final Minutes by reference of the Special City Council Meeting of December 8, 2003 and the Regular City Council Meetings of December 3, 2003 and December 17, 2003

MOTION:

REESE – APPROVED by Reference – UNANIMOUS

MINUTES:

There was no discussion.

(9:37)
1-833

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: FEBRUARY 18, 2004

DEPARTMENT: BUSINESS DEVELOPMENT**DIRECTOR: IAIN VASEY, ACTING**☒**CONSENT**☐**DISCUSSION****SUBJECT:**

Approval of letter of support for application by CenterStaging Las Vegas, LLC to the Nevada Commission on Economic Development for tax incentives in consideration of capital development and job creation near the Southwest corner of Mount Mariah Drive and Martin Luther King Boulevard - Ward 5 (Weekly)

Fiscal Impact☒**No Impact****Amount:**☐**Budget Funds Available****Dept./Division:**☐**Augmentation Required****Funding Source:****PURPOSE/BACKGROUND:**

CenterStaging Musical Productions, Inc., through its affiliate CenterStaging Las Vegas, LLC, is opening a new facility to support their soundstage production operations in the Las Vegas valley. They will be eligible for State tax incentives including Sales & Use Tax Abatement and Personal Property Tax Abatement. Approval of State incentives by the Nevada Commission on Economic Development requires prior approval by the City of Las Vegas. The City of Las Vegas approved a Disposition and Development Agreement with CenterStaging on September 17, 2003.

RECOMMENDATION:

Approval

BACKUP DOCUMENTATION:

1. Agenda Memo
2. Site Location Map
3. Certificate Disclosure of Ownership/Principals
4. Letter of Support

MOTION:

REESE – APPROVED Items 3 through 40 – UNANIMOUS with MACK abstaining on Item 3 because Ross Goodman, his partner in the company Las Vegas Previews and iPolitix, is also a partner of the company involved in Item 3 and GOODMAN abstaining on Item 3 because his son Ross Goodman is the attorney for CenterStaging and on Item 15 out of caution because one of his partners in the APEX project may have a relationship with Southern Nevada Paving, Inc.

NOTE: Regarding Items 8 and 11, COUNCILWOMAN McDONALD disclosed that she is an outside director for Station Casinos that holds privileged licenses for alcohol and gaming, as do the applicants involved in Items 8 and 11. However, she has not discussed these items with Station Casinos, nor will her affiliation with Station casinos impact her judgment. She has reviewed these disclosures with the City Attorney, who opined that Items 8 and 11 would have no material impact on Station Casinos.

CITY COUNCIL MEETING OF FEBRUARY 18, 2004

Consent – Business Development

Item 3 – Approval of [letter of support for application by CenterStaging Las Vegas, LLC to the Nevada Commission on Economic Development for tax incentives in consideration of capital development and job creation near the Southwest corner of Mount Mariah Drive and Martin Luther King Boulevard](#)

MOTION – Continued:

NOTE: In addition to his abstention on Item 3, COUNCILMAN MACK disclosed that the locations involved in Items 8, 9, and 34 are in proximity to the Lady Luck Casino, with which his brother-in-law ANDREW DONNER has a contract. His brother-in-law also owns Timbers Bar and Grill adjacent to Rainbow within the boundaries of the Special Improvement District of Item 30; however, his business is not being assessed as part of the special improvement district. His brother-in-law has not approached him on any of the aforementioned items, and COUNCILMAN MACK did not feel that his relative's interests would be impacted. Therefore, he would be voting.

MINUTES:

COUNCILMAN WEEKLY reported that the Real Estate Committee met to review all of the Real Estate items on the consent agenda and joins with the recommendation of staff that each item be approved by the City Council.

(9:37 – 9:39)

1-846

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: FEBRUARY 18, 2004

DEPARTMENT: DETENTION AND ENFORCEMENT

DIRECTOR: MICHAEL SHELDON

☒

CONSENT

☐

DISCUSSION

SUBJECT:

Approval of Professional Services Agreement for Detention and Narcotics K-9 Training between the City of Las Vegas and Donn Yarnall to continue training services for K-9 Officers (\$30,000 - General Fund)

Fiscal Impact

☐

No Impact

Amount: \$30,000

☒

Budget Funds Available

Dept./Division: Deputy City Marshal Division

☐

Augmentation Required

Funding Source: General Fund

PURPOSE/BACKGROUND:

The Department of Detention and Enforcement is requesting permission to continue a Professional Services Agreement for Detention and Narcotics K-9 Training with Donn Yarnall. It is the Department of Detention and Enforcement's desire to continue to engage an independent contractor to render canine training for employees of the City of Las Vegas as well as to provide complete in-service detention and narcotics training for the canine unit.

RECOMMENDATION:

Staff recommends approval

BACKUP DOCUMENTATION:

Professional Services Agreement with Donn Yarnall

MOTION:

REESE – APPROVED Items 3 through 40 – **UNANIMOUS** with **MACK** abstaining on Item 3 because Ross Goodman, his partner in the company Las Vegas Previews and iPolitix, is also a partner of the company involved in Item 3 and **GOODMAN** abstaining on Item 3 because his son Ross Goodman is the attorney for CenterStaging and on Item 15 out of caution because one of his partners in the APEX project may have a relationship with Southern Nevada Paving, Inc.

MINUTES:

There was no discussion.

(9:37 – 9:39)

1-846

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: FEBRUARY 18, 2004

DEPARTMENT: FINANCE AND BUSINESS SERVICES

DIRECTOR: MARK R. VINCENT

☒

CONSENT

☐

DISCUSSION

SUBJECT:

Approval of Service and Material Checks/Payroll Checks/Wire Transfers/Other Checks and Investments

Fiscal Impact

☐

No Impact

Amount: \$60,353,644.38

☒

Budget Funds Available

Dept./Division: Accounting Operations

☐

Augmentation Required

Funding Source: All Funds

PURPOSE/BACKGROUND:

In compliance with the City's Municipal Code, Chapter 4.12, this is an informational item that provides the dollar amount of disbursements processed by the Finance and Business Services Department.

RECOMMENDATION:

BACKUP DOCUMENTATION:

Summary of cash expenditures for the period 01/16/04 - 01/31/04

Total Services and Materials Checks	\$	8,877,161.32
Total Payroll Checks	\$	5,282,491.85
Total Wire Transfers	\$	46,193,991.21

MOTION:

REESE – APPROVED Items 3 through 40 – UNANIMOUS with MACK abstaining on Item 3 because Ross Goodman, his partner in the company Las Vegas Previews and iPolitix, is also a partner of the company involved in Item 3 and GOODMAN abstaining on Item 3 because his son Ross Goodman is the attorney for CenterStaging and on Item 15 out of caution because one of his partners in the APEX project may have a relationship with Southern Nevada Paving, Inc.

MINUTES:

There was no discussion.

(9:37 – 9:39)

1-846

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: FEBRUARY 18, 2004

DEPARTMENT: FINANCE AND BUSINESS SERVICES**DIRECTOR: MARK R. VINCENT**☒**CONSENT**☐**DISCUSSION****SUBJECT:**

Approval of a report by the City Treasurer of the January 27, 2004 sale of properties subject to the lien of a delinquent assessment in Special Improvement Districts 404 and 808 - Wards 2 and 4 (L.B. McDonald and Brown)

Fiscal Impact☒**No Impact****Amount: N/A**☐**Budget Funds Available****Dept./Division: N/A**☐**Augmentation Required****Funding Source: N/A****PURPOSE/BACKGROUND:**

NRS 271.565 states that within 15 days after the completion of the sale of all property described in the assessment roll upon which a delinquent assessment or installment is unpaid, the municipal treasurer shall prepare a statement of his actions concerning the sale showing all the property sold by him, to whom sold, and the sums paid for each tract. Such report shall be presented to the governing body at its regular meeting next following the preparation of the statement.

RECOMMENDATION:

Report only, no action required.

BACKUP DOCUMENTATION:

Report of Sale Memorandum from Michael K. Olson, City Treasurer, dated January 28, 2004

MOTION:

REESE – APPROVED Items 3 through 40 – UNANIMOUS with MACK abstaining on Item 3 because Ross Goodman, his partner in the company Las Vegas Previews and iPolitix, is also a partner of the company involved in Item 3 and GOODMAN abstaining on Item 3 because his son Ross Goodman is the attorney for CenterStaging and on Item 15 out of caution because one of his partners in the APEX project may have a relationship with Southern Nevada Paving, Inc.

MINUTES:

There was no discussion.

(9:37 – 9:39)

1-846

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: FEBRUARY 18, 2004

DEPARTMENT: FINANCE AND BUSINESS SERVICES

DIRECTOR: MARK R. VINCENT

☒

CONSENT

☐

DISCUSSION

SUBJECT:

Approval of a Special Event License for Sergio Castaneda, Location: Charleston Heights Art Center, 800 Brush Street, Date: February 21, 2004, Type: Special Event Beer/Wine/Cooler, Event: Sweet Fifteen Birthday Party, Responsible Person in Charge: Frederick Yurik - Ward 1 (Moncrief)

Fiscal Impact

☒

No Impact

Amount:

☐

Budget Funds Available

Dept./Division:

☐

Augmentation Required

Funding Source:

PURPOSE/BACKGROUND:

Approval of a Special Event License

RECOMMENDATION:

Recommend approval

BACKUP DOCUMENTATION:

None

MOTION:

REESE – APPROVED Items 3 through 40 – **UNANIMOUS** with **MACK** abstaining on Item 3 because Ross Goodman, his partner in the company Las Vegas Previews and iPolitix, is also a partner of the company involved in Item 3 and **GOODMAN** abstaining on Item 3 because his son Ross Goodman is the attorney for CenterStaging and on Item 15 out of caution because one of his partners in the APEX project may have a relationship with Southern Nevada Paving, Inc.

MINUTES:

There was no discussion.

(9:37 – 9:39)

1-846

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: FEBRUARY 18, 2004

DEPARTMENT: FINANCE AND BUSINESS SERVICES

DIRECTOR: MARK R. VINCENT

☒

CONSENT

☐

DISCUSSION

SUBJECT:

Approval of a Special Event License for Fitzgeralds, Location: 495 Fremont Street, Date: February 20 - 21, 2004, Type: Special Event General, Event: Barden's Second Anniversary, Responsible Person in Charge: Jim Karnuth - Ward 1 (Moncrief)

Fiscal Impact

☒

No Impact

Amount:

☐

Budget Funds Available

Dept./Division:

☐

Augmentation Required

Funding Source:

PURPOSE/BACKGROUND:

Approval of a Special Event License

RECOMMENDATION:

Recommend approval

BACKUP DOCUMENTATION:

None

MOTION:

REESE – APPROVED Items 3 through 40 – UNANIMOUS with MACK abstaining on Item 3 because Ross Goodman, his partner in the company Las Vegas Previews and iPolitix, is also a partner of the company involved in Item 3 and GOODMAN abstaining on Item 3 because his son Ross Goodman is the attorney for CenterStaging and on Item 15 out of caution because one of his partners in the APEX project may have a relationship with Southern Nevada Paving, Inc.

NOTE: Under Item 3, COUNCILWOMAN McDONALD disclosed for Items 8 and 11 that she is an outside director for Station Casinos that holds privileged licenses for alcohol and gaming, as do the applicants involved in Items 8 and 11. However, she has not discussed these items with Station Casinos, nor will her affiliation with Station casinos impact her judgment. She has reviewed these disclosures with the City Attorney, who opined that Items 8 and 11 would have no material impact on Station Casinos.

NOTE: In addition to his abstention on Item 3, COUNCILMAN MACK disclosed that the locations involved in Items 8, 9, and 34 are in proximity to the Lady Luck Casino, with which his brother-in-law ANDREW DONNER has a contract. His brother-in-law also owns Timbers Bar and Grill adjacent to Rainbow within the boundaries of the Special Improvement District of Item 30; however, his business is not being assessed as part of the special improvement district. His brother-in-law has not approached him on any of the aforementioned items, and COUNCILMAN MACK did not feel that his relative's interests would be impacted. Therefore, he would be voting.

CITY COUNCIL MEETING OF FEBRUARY 18, 2004

Consent – Finance and Business Services

Item 8 – Approval of a Special Event License for Fitzgeralds, Location: 495 Fremont Street, Date: February 20 - 21, 2004, Type: Special Event General, Event: Barden's Second Anniversary, Responsible Person in Charge: Jim Karnuth

MINUTES:

There was no discussion.

(9:37 – 9:39)

1-846

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: FEBRUARY 18, 2004

DEPARTMENT: FINANCE AND BUSINESS SERVICES

DIRECTOR: MARK R. VINCENT

☒

CONSENT

☐

DISCUSSION

SUBJECT:

Approval of a Special Event License for The Sons of Erin of Las Vegas, Inc., Location: Fremont Street Experience, Third Street through Ogden, Date: March 13, 2004, Type: Special Event General, Event: St. Patrick's Day Block Party, Responsible Person in Charge: Ken Conners - Ward 1 (Moncrief)

Fiscal Impact

☒

No Impact

Amount:

☐

Budget Funds Available

Dept./Division:

☐

Augmentation Required

Funding Source:

PURPOSE/BACKGROUND:

Approval of a Special Event License

RECOMMENDATION:

Recommend approval

BACKUP DOCUMENTATION:

None

MOTION:

REESE – APPROVED Items 3 through 40 – UNANIMOUS with MACK abstaining on Item 3 because Ross Goodman, his partner in the company Las Vegas Previews and iPolitix, is also a partner of the company involved in Item 3 and GOODMAN abstaining on Item 3 because his son Ross Goodman is the attorney for CenterStaging and on Item 15 out of caution because one of his partners in the APEX project may have a relationship with Southern Nevada Paving, Inc.

NOTE: In addition to his abstention on Item 3, COUNCILMAN MACK disclosed that the locations involved in Items 8, 9, and 34 are in proximity to the Lady Luck Casino, with which his brother-in-law ANDREW DONNER has a contract. His brother-in-law also owns Timbers Bar and Grill adjacent to Rainbow within the boundaries of the Special Improvement District of Item 30; however, his business is not being assessed as part of the special improvement district. His brother-in-law has not approached him on any of the aforementioned items, and COUNCILMAN MACK did not feel that his relative's interests would be impacted. Therefore, he would be voting.

MINUTES:

There was no discussion.

(9:37 – 9:39)

1-846

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: FEBRUARY 18, 2004

DEPARTMENT: FINANCE AND BUSINESS SERVICES

DIRECTOR: MARK R. VINCENT

☒

CONSENT

☐

DISCUSSION

SUBJECT:

Approval of Change of Ownership for a Beer/Wine/Cooler On-sale License, From: Luis I. Pedemonte, 100%, To: Pollos Tumi - Partnership, dba Pollos Tumi, 2319 South Eastern Avenue, Luis I. Pedemonte, Ptnr, 50%, Carlos A. Lazarte, Ptnr, 50% - Ward 3 (Reese)

Fiscal Impact

☒

No Impact

Amount:

☐

Budget Funds Available

Dept./Division:

☐

Augmentation Required

Funding Source:

PURPOSE/BACKGROUND:

Approval of Change of Ownership for a Beer/Wine/Cooler On-sale License

RECOMMENDATION:

Recommend approval

BACKUP DOCUMENTATION:

None

MOTION:

REESE – APPROVED Items 3 through 40 – **UNANIMOUS** with **MACK** abstaining on Item 3 because Ross Goodman, his partner in the company Las Vegas Previews and iPolitix, is also a partner of the company involved in Item 3 and **GOODMAN** abstaining on Item 3 because his son Ross Goodman is the attorney for CenterStaging and on Item 15 out of caution because one of his partners in the APEX project may have a relationship with Southern Nevada Paving, Inc.

MINUTES:

There was no discussion.

(9:37 – 9:39)

1-846

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: FEBRUARY 18, 2004

DEPARTMENT: FINANCE AND BUSINESS SERVICES

DIRECTOR: MARK R. VINCENT

☒

CONSENT

☐

DISCUSSION

SUBJECT:

Approval of Change of Location for a Slot Route Operator License subject to the provisions of the planning and fire codes, Eagle Rock Gaming (A Nevada Corporation), dba Eagle Rock Gaming, From: 50 South Jones Boulevard, Suite 100, To: 3013 North Rancho Drive, Suite 115, Kimberly B. Riggs, Dir, Pres, 25%, Ernest A. Becker, V, Dir, Secy, 25%, Brian T. Becker, Dir, Treas, 25%, Sallie E. Becker, Dir, 25% - Ward 5 (Weekly)

Fiscal Impact

☒

No Impact

Amount:

☐

Budget Funds Available

Dept./Division:

☐

Augmentation Required

Funding Source:

PURPOSE/BACKGROUND:

Approval of Change of Location for a Slot Route Operator License

RECOMMENDATION:

Recommend approval subject to the provisions of the planning and fire codes

BACKUP DOCUMENTATION:

Map

MOTION:

REESE – APPROVED Items 3 through 40 – UNANIMOUS with MACK abstaining on Item 3 because Ross Goodman, his partner in the company Las Vegas Previews and iPolitix, is also a partner of the company involved in Item 3 and GOODMAN abstaining on Item 3 because his son Ross Goodman is the attorney for CenterStaging and on Item 15 out of caution because one of his partners in the APEX project may have a relationship with Southern Nevada Paving, Inc.

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MINUTES:

There was no discussion.

(9:37 – 9:39)

1-846

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: FEBRUARY 18, 2004

DEPARTMENT: FINANCE AND BUSINESS SERVICES

DIRECTOR: MARK R. VINCENT

☒

CONSENT

☐

DISCUSSION

SUBJECT:

Approval of a new Burglar Alarm Service License, Alarm Communications, Inc. Prof Corp., dba Alarm Communications, Inc. Prof Corp., 47019 North 33rd Avenue, New River, Arizona, Robert J. Anderson, Sr., Dir, Pres, Secy, Treas, 100% - Arizona

Fiscal Impact

☒

No Impact

Amount:

☐

Budget Funds Available

Dept./Division:

☐

Augmentation Required

Funding Source:

PURPOSE/BACKGROUND:

Approval of a new Burglar Alarm Service License

RECOMMENDATION:

Recommend approval

BACKUP DOCUMENTATION:

None

MOTION:

REESE – APPROVED Items 3 through 40 – **UNANIMOUS** with **MACK** abstaining on Item 3 because Ross Goodman, his partner in the company Las Vegas Previews and iPolitix, is also a partner of the company involved in Item 3 and **GOODMAN** abstaining on Item 3 because his son Ross Goodman is the attorney for CenterStaging and on Item 15 out of caution because one of his partners in the APEX project may have a relationship with Southern Nevada Paving, Inc.

MINUTES:

There was no discussion.

(9:37 – 9:39)

1-846

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: FEBRUARY 18, 2004

DEPARTMENT: FINANCE AND BUSINESS SERVICES**DIRECTOR: MARK R. VINCENT**☒**CONSENT**☐**DISCUSSION****SUBJECT:**

Approval of award of Bid Number 04.1730.04-LED, Jones Boulevard Improvements, between the Beltway (I-215) and Elkhorn Road and approve the construction conflicts and contingency reserve set by Finance and Business Services - Department of Public Works - Award recommended to: FREHNER CONSTRUCTION CO., INC. (\$5,089,727 - Road and Flood Capital Projects Fund) - Ward 6 (Mack)

Fiscal Impact☐**No Impact****Amount: \$5,089,727**☒**Budget Funds Available****Dept./Division: Public Works**☐**Augmentation Required****Funding Source: Road and Flood CPF****PURPOSE/BACKGROUND:**

This project consists of construction of full road improvements on Jones Blvd. between the Beltway (I-215) and Elkhorn Road. Work includes removal of asphalt pavement, roadway excavation, aggregate base, new asphalt pavement, curb and gutter, sidewalk, major storm drain improvements, minor sewer main extension, pavement markings, traffic signage, conduit, street lighting and traffic signals at selected intersections.

PCC: L. E. Davis

POC: Dennis Wise - (702) 649-2530

RECOMMENDATION:

That the City Council approve the award of Bid Number 04.1730.04-LED, Jones Boulevard Improvements, between Beltway (I-215) and Elkhorn Road to Frehner Construction Co., Inc. in the amount of \$5,089,727 and approve a construction conflicts and contingency reserve of \$508,973. Authority to execute contract on behalf of the City is given to the Purchasing Manager per R-145-2001.

BACKUP DOCUMENTATION:

None

MOTION:

REESE – APPROVED Items 3 through 40 – **UNANIMOUS** with **MACK** abstaining on Item 3 because Ross Goodman, his partner in the company Las Vegas Previews and iPolitix, is also a partner of the company involved in Item 3 and **GOODMAN** abstaining on Item 3 because his son Ross Goodman is the attorney for CenterStaging and on Item 15 out of caution because one of his partners in the APEX project may have a relationship with Southern Nevada Paving, Inc.

CITY COUNCIL MEETING OF FEBRUARY 18, 2004

Consent – Finance and Business Services

Item 13 – Approval of award of Bid Number 04.1730.04-LED, Jones Boulevard Improvements, between the Beltway (I-215) and Elkhorn Road and approve the construction conflicts and contingency reserve set by Finance and Business Services - Department of Public Works - Award recommended to: FREHNER CONSTRUCTION CO., INC. (\$5,089,727 - Road and Flood Capital Projects Fund)

MINUTES:

There was no discussion.

(9:37 – 9:39)

1-846

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: FEBRUARY 18, 2004

DEPARTMENT: FINANCE AND BUSINESS SERVICES**DIRECTOR: MARK R. VINCENT**☒**CONSENT**☐**DISCUSSION****SUBJECT:**

Approval of issuance of a purchase order for an annual requirements contract for Hayward Gordon OEM pump parts and equipment - Department of Public Works - Award recommended to: GOBLE SAMPSON ASSOCIATES, INC. (Estimated annual amount of \$250,000 - Sanitation Enterprise Fund)

Fiscal Impact☐**No Impact****Amount:** \$250,000 estimated annual☒**Budget Funds Available****Dept./Division:** Public Works/Environmental☐**Augmentation Required****Funding Source:** Sanitation Enterprise Fund**PURPOSE/BACKGROUND:**

This request provides for an annual requirements contract for Hayward Gordon OEM pump parts and equipment for use by the Water Pollution Control Facility.

This purchase is exempt from the competitive bidding process pursuant to NRS 332.115.1(d), equipment which, by reason of the training of the personnel or of an inventory of replacement parts maintained by the local government is compatible with existing equipment..

PCC: T. Bowman

POC: David Ritter - (801) 268-8790

CFN: 040183-TJB

RECOMMENDATION:

That the City Council approve the issuance of a purchase order for Hayward Gordon OEM pump parts and equipment to Goble Sampson Associates, Inc. in the estimated annual amount of \$250,000 from date of award through February 17, 2005, with annual renewals as long as the competitive exemption applies.

BACKUP DOCUMENTATION:

None

MOTION:

REESE – APPROVED Items 3 through 40 – **UNANIMOUS** with **MACK** abstaining on Item 3 because Ross Goodman, his partner in the company Las Vegas Previews and iPolitix, is also a partner of the company involved in Item 3 and **GOODMAN** abstaining on Item 3 because his son Ross Goodman is the attorney for CenterStaging and on Item 15 out of caution because one of his partners in the APEX project may have a relationship with Southern Nevada Paving, Inc.

CITY COUNCIL MEETING OF FEBRUARY 18, 2004

Consent – Finance and Business Services

Item 14 – Approval of issuance of a purchase order for an annual requirements contract for Hayward Gordon OEM pump parts and equipment - Department of Public Works - Award recommended to: GOBLE SAMPSON ASSOCIATES, INC. (Estimated annual amount of \$250,000 - Sanitation Enterprise Fund)

MINUTES:

There was no discussion.

(9:37 – 9:39)

1-846

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: FEBRUARY 18, 2004

DEPARTMENT: FINANCE AND BUSINESS SERVICES**DIRECTOR: MARK R. VINCENT**☒**CONSENT**☐**DISCUSSION****SUBJECT:**

Approval of Contract Modification Number One to Bid Number 02.1762.03-RC, Annual Requirements Contract for Asphalt Overlay - Department of Field Operations - Award to: SOUTHERN NEVADA PAVING, INC. (\$80,000 - Public Works Capital Projects Fund) - All Wards

Fiscal Impact☐**No Impact****Amount:** \$80,000☒**Budget Funds Available****Dept./Division:** Field Operations☐**Augmentation Required****Funding Source:** Public Works CPF**PURPOSE/BACKGROUND:**

On July 3, 2002, the City Council awarded Bid Number 02.1762.03, Annual Requirements Contract for Asphalt Overlay to Southern Nevada Paving, Inc. in the amount of \$1,400,000. Additional funding in the amount of \$80,000 is required to cover expenses associated with unforeseen asphalt overlay construction needed to complete unforeseen projects during the current contract period of July 23, 2003 through July 22, 2004. This request will increase the current year contract total to \$1,480,000, but will have no effect on future option years.

PCC: L. E. Davis

POC: R. Riddle - (702) 876-5226

RECOMMENDATION:

That City Council approve Modification Number One to Bid Number 02.1762.03-RC to Southern Nevada Paving in the amount of \$80,000 for a revised total of \$1,480,000 for the current period only through July 22, 2004. Authority to execute Modification is given to the Purchasing Manager per R-145-2001.

BACKUP DOCUMENTATION:

None

MOTION:

REESE – APPROVED Items 3 through 40 – **UNANIMOUS** with **MACK** abstaining on Item 3 because his partner Ross Goodman in the company Las Vegas Previews and iPolitix is also a partner of the company involved in Item 3 and **GOODMAN** abstaining on Item 3 because his son Ross Goodman is the attorney for CenterStaging and on Item 15 out of caution because one of his partners in the APEX project may have a relationship with Southern Nevada Paving, Inc.

MINUTES:

There was no discussion.

(9:37 – 9:39)

1-846

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: FEBRUARY 18, 2004

DEPARTMENT: FINANCE AND BUSINESS SERVICES**DIRECTOR: MARK R. VINCENT**☒**CONSENT**☐**DISCUSSION****SUBJECT:**

Approval of issuance of a purchase order for an annual contract for advertisement of employment opportunities - Department of Human Resources - Award recommended to: LAS VEGAS REVIEW JOURNAL (Estimated annual amount of \$50,000 - General Fund)

Fiscal Impact☐**No Impact****Amount: \$50,000**☒**Budget Funds Available****Dept./Division: Human Resources**☐**Augmentation Required****Funding Source: General Fund****PURPOSE/BACKGROUND:**

Approval of this request will allow the Department of Human Resources to advertise the availability of various employment opportunities with the City of Las Vegas in the local news publication that has the highest seven days per week circulation. In an effort to reach the broadest potential employee base, it has been determined that the Las Vegas Review Journal with a Monday through Saturday circulation of 160,000 and a Sunday circulation of 224,000 will afford Human Resources the best opportunity to recruit qualified candidates for various employment opportunities as they become available during the year. This advertisement contract will be effective from date of award through February 28, 2005, with annual renewals as long as the competitive bidding exemption applies.

This purchase is exempt from the competitive bidding process pursuant to NRS 332.115.1(a), sole source.

PCC: A. Green

POC: Lupe Javate - (702) 383-0419

CFN: 040211-LW

RECOMMENDATION:

That the City Council approve the issuance of a purchase order for an annual contract for advertisement of employment opportunities to Las Vegas Review Journal from date of award through February 28, 2005, with annual renewals as long as the competitive bidding exemption applies in the estimated annual amount of \$50,000.

BACKUP DOCUMENTATION:

None

CITY COUNCIL MEETING OF FEBRUARY 18, 2004

Consent – Finance and Business Services

Item 16 – Approval of issuance of a purchase order for an annual contract for advertisement of employment opportunities - Department of Human Resources - Award recommended to: LAS VEGAS REVIEW JOURNAL (Estimated annual amount of \$50,000 - General Fund)

MOTION:

REESE – APPROVED Items 3 through 40 – UNANIMOUS with MACK abstaining on Item 3 because Ross Goodman, his partner in the company Las Vegas Previews and iPolitix, is also a partner of the company involved in Item 3 and GOODMAN abstaining on Item 3 because his son Ross Goodman is the attorney for CenterStaging and on Item 15 out of caution because one of his partners in the APEX project may have a relationship with Southern Nevada Paving, Inc.

MINUTES:

There was no discussion.

(9:37 – 9:39)

1-846

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: FEBRUARY 18, 2004

DEPARTMENT: FINANCE AND BUSINESS SERVICES

DIRECTOR: MARK R. VINCENT

☒

CONSENT

☐

DISCUSSION

SUBJECT:

Approval of issuance of a purchase order for RTR-4 x-ray imaging systems - Department of Fire and Rescue - Award recommended to: SCIENCE APPLICATIONS INTERNATIONAL CORPORATION (\$49,790 - Multi-Purpose Special Revenue Fund)

Fiscal Impact

☐

No Impact

Amount: \$49,790

☒

Budget Funds Available

Dept./Division: Fire and Rescue

☐

Augmentation Required

Funding Source: Multi-Purpose SRF

PURPOSE/BACKGROUND:

Approval of this request will allow for the purchase of one RTR-4 x-ray imaging system upgrade as well as the purchase of two additional RTR-4 x-ray imaging systems for use in the Department of Fire and Rescue. This purchase is 100% reimbursable through a Homeland Security Grant.

This purchase is exempt from competitive bidding pursuant to NRS 332.115.1(d), equipment which, by reason of the training of the personnel or inventory of replacement parts maintained by the local government is compatible with existing equipment.

PCC: K Falline

POC: Lenore Edidin - (800) 962-1632

CFN: 040224 KF

RECOMMENDATION:

That the City Council approve the issuance of a purchase order for portable digital x-ray imaging systems from Science Applications International Corporation in the amount of \$49,790.

BACKUP DOCUMENTATION:

None

MOTION:

REESE – APPROVED Items 3 through 40 – **UNANIMOUS** with **MACK** abstaining on Item 3 because Ross Goodman, his partner in the company Las Vegas Previews and iPolitix, is also a partner of the company involved in Item 3 and **GOODMAN** abstaining on Item 3 because his son Ross Goodman is the attorney for CenterStaging and on Item 15 out of caution because one of his partners in the APEX project may have a relationship with Southern Nevada Paving, Inc.

CITY COUNCIL MEETING OF FEBRUARY 18, 2004

Consent – Finance and Business Services

Item 17 – Approval of issuance of a purchase order for RTR-4 x-ray imaging systems - Department of Fire and Rescue - Award recommended to: SCIENCE APPLICATIONS INTERNATIONAL CORPORATION (\$49,790 - Multi-Purpose Special Revenue Fund)

MINUTES:

There was no discussion.

(9:37 – 9:39)

1-846

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: FEBRUARY 18, 2004

DEPARTMENT: FINANCE AND BUSINESS SERVICES

DIRECTOR: MARK R. VINCENT

☒

CONSENT

☐

DISCUSSION

SUBJECT:

Approval of Contract Number 040213-LW, Software Development Consulting Services - Department of Information Technologies - Award recommended to: XCELICOR, INC. (\$30,000 - General Fund)

Fiscal Impact

☐

No Impact

Amount: \$30,000

☒

Budget Funds Available

Dept./Division: Information Technologies

☐

Augmentation Required

Funding Source: General Fund

PURPOSE/BACKGROUND:

This contract will provide for the development and re-engineering of a computerized human resources management system for use in the Fire and Rescue Department.

This requirement is exempt from the competitive bidding process pursuant to NRS 332.115.1(b), professional services.

PCC: L. Wheeler

POC: Brian Baldwin - (310) 376-7198

RECOMMENDATION:

That the City Council approve award of Contract No.040213-LW, Software Development Consulting Services to Xcelicor, Inc. from March 1, 2004 through April 9, 2004 in an amount not to exceed \$30,000. Authority to execute contract on behalf of the City is given to the Purchasing Manager per R-145-2001.

BACKUP DOCUMENTATION:

Certificate - Disclosure of Ownership/Principals

MOTION:

REESE – APPROVED Items 3 through 40 – UNANIMOUS with MACK abstaining on Item 3 because Ross Goodman, his partner in the company Las Vegas Previews and iPolitix, is also a partner of the company involved in Item 3 and GOODMAN abstaining on Item 3 because his son Ross Goodman is the attorney for CenterStaging and on Item 15 out of caution because one of his partners in the APEX project may have a relationship with Southern Nevada Paving, Inc.

MINUTES:

There was no discussion.

(9:37 – 9:39)

1-846

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: FEBRUARY 18, 2004

DEPARTMENT: LEISURE SERVICES**DIRECTOR: BARBARA P. JACKSON, DPA** ☒ **CONSENT** ☐ **DISCUSSION****SUBJECT:**

Approval of the City of Las Vegas Arts Commission Municipal Arts Plan (MAP) for FY 2005 - All Wards

Fiscal Impact☒**No Impact****Amount:**☐**Budget Funds Available****Dept./Division:**☐**Augmentation Required****Funding Source:****PURPOSE/BACKGROUND:**

The City of Las Vegas Arts Commission is the advisory body to the City Council in the acquisition, commission or purchase of works of art by the City. As required under the new Percent for the Arts Program, an annual MAP will be presented to City Council for approval each February. The plan will include CIP funded projects and on-going general fund projects, both of which will be submitted by Leisure Services as part of their FY 2005 budget request.

RECOMMENDATION:

Approval of the City of Las Vegas Arts Commission recommended MAP for FY 2005 and instruct Leisure Services to incorporate it with their FY 2005 budget submission.

BACKUP DOCUMENTATION:

1. Municipal Art Plan
2. Ordinance - Percent for the Arts

MOTION:

REESE – APPROVED Items 3 through 40 – UNANIMOUS with MACK abstaining on Item 3 because Ross Goodman, his partner in the company Las Vegas Previews and iPolitix, is also a partner of the company involved in Item 3 and GOODMAN abstaining on Item 3 because his son Ross Goodman is the attorney for CenterStaging and on Item 15 out of caution because one of his partners in the APEX project may have a relationship with Southern Nevada Paving, Inc.

MINUTES:

There was no discussion.

(9:37 – 9:39)

1-846

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: FEBRUARY 18, 2004

DEPARTMENT: MUNICIPAL COURT**DIRECTOR: JAMES P. CARMANY**☒**CONSENT**☐**DISCUSSION****SUBJECT:**

Approval of Interlocal Contract between the City and County for the Las Vegas Municipal Court Marshal's Office Non-Lethal Armament and Equipment Project as sub recipient to Clark County from the Bureau of Justice Assistance for Participation in the Local Law Enforcement Block Grant Program in the amount of \$11,444 (\$1,271 - General Fund match for a total of \$12,715)

Fiscal Impact☐**No Impact****Amount:** \$11,444 Grant/\$1,271 City☒**Budget Funds Available****Dept./Division:** Municipal Court/CSD☐**Augmentation Required****Funding Source:** Grant/City General Fund**PURPOSE/BACKGROUND:**

Municipal Court Marshals are tasked with the apprehension of people who are in warrant, many of whom are convicted felons. Additionally, all of the court facilities see a steady, heavy flow of defendants who are often in a heightened state of emotion, creating a potential for violence. Marshals currently do not have a non-lethal weapon system that can be deployed from over a few feet away. With the use of the matching funds through this interlocal agreement with Clark County through the Local Law Enforcement Block Grant Program, the Marshal Office will obtain the Pepperball system at a minimal cost to the City. This non-lethal system is easy to use and can be deployed from a safe distance without the risk involved with close-up physical contact, thus reducing the potential liability for both the Officer & the City.

RECOMMENDATION:

That City Council approve the Interlocal Agreement between Clark County and City of Las Vegas for the Las Vegas Municipal Court Marshal's Office Non-Lethal Armament and Equipment Project and the funds to match the grant award.

BACKUP DOCUMENTATION:

1. Agenda Memo
2. Interlocal Agreement Between Clark County and City of Las Vegas for the Las Vegas Municipal Court Marshal's Office Non-Lethal Armament and Equipment Project, approved as to form by David Roger, District Attorney and Brad Jerbic, City Attorney
3. City of Las Vegas Grant Application (Presented on August 7, 2003- Approved)
4. Clark County LLEBG 2003 Grant Approval Letter Dated September 11, 2003

CITY COUNCIL MEETING OF FEBRUARY 18, 2004

Consent – Municipal Court

Item 20 - of Interlocal Contract between the City and County for the Las Vegas Municipal Court Marshal's Office Non-Lethal Armament and Equipment Project as sub recipient to Clark County from the Bureau of Justice Assistance for Participation in the Local Law Enforcement Block Grant Program in the amount of \$11,444 (\$1,271 - General Fund match for a total of \$12,715)

MOTION:

REESE – APPROVED Items 3 through 40 – UNANIMOUS with MACK abstaining on Item 3 because Ross Goodman, his partner in the company Las Vegas Previews and iPolitix, is also a partner of the company involved in Item 3 and GOODMAN abstaining on Item 3 because his son Ross Goodman is the attorney for CenterStaging and on Item 15 out of caution because one of his partners in the APEX project may have a relationship with Southern Nevada Paving, Inc.

MINUTES:

There was no discussion.

(9:37 – 9:39)

1-846

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: FEBRUARY 18, 2004

DEPARTMENT: PUBLIC WORKS

DIRECTOR: RICHARD D. GOECKE

☒

CONSENT

☐

DISCUSSION

SUBJECT:

Approval of an Engineering Design Services Agreement with Post Buckley Schuh & Jernigan, Inc. (PBS&J) for the Oakey-Meadows Storm Drain and Street Rehabilitation Project - Oakey Drive north of Decatur Boulevard - southeasterly to the Meadows Detention Basin (\$1,778,763 - Clark County Regional Flood Control District, \$200,000 - Street Rehab Funds, \$28,700 - City of Las Vegas Sanitation Fund, for a total of \$2,007,463) - Ward 1 (Moncrief)

Fiscal Impact

☐

No Impact

Amount: \$2,007,463

☒

Budget Funds Available

Dept./Division: Public Works/City Engineer

☐

Augmentation Required

Funding Source: CCRFCD, Street Rehab Funds,
CLV Sanitation Fund

PURPOSE/BACKGROUND:

This agreement with PBS&J, Inc. has been prepared to perform the design engineering required to construct storm drain improvements including drop inlets, reinforced concrete box culverts, reinforced concrete pipes, etc. for the Oakey-Meadows Storm Drain System and associated street rehabilitation within the project limits.

RECOMMENDATION:

Approval

BACKUP DOCUMENTATION:

Engineering Design Services Agreement

MOTION:

REESE – APPROVED Items 3 through 40 – UNANIMOUS with MACK abstaining on Item 3 because Ross Goodman, his partner in the company Las Vegas Previews and iPolitix, is also a partner of the company involved in Item 3 and GOODMAN abstaining on Item 3 because his son Ross Goodman is the attorney for CenterStaging and on Item 15 out of caution because one of his partners in the APEX project may have a relationship with Southern Nevada Paving, Inc.

MINUTES:

There was no discussion.

(9:37 – 9:39)

1-846

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: FEBRUARY 18, 2004

DEPARTMENT: PUBLIC WORKS**DIRECTOR: RICHARD D. GOECKE**☒**CONSENT**☐**DISCUSSION****SUBJECT:**

Approval of a Sewer Connection and Interlocal Contract with Clark County Water Reclamation District - Kenneth and Cathy Sheehy, owners (north of Brent Lane, east of Homestead Street, APN 125-08-506-006) - County (near Ward 6 - Mack)

Fiscal Impact☒**No Impact****Amount:**☐**Budget Funds Available****Dept./Division:** Public Works/City Engineer☐**Augmentation Required****Funding Source:****PURPOSE/BACKGROUND:**

This request is to connect a single family dwelling located north of Brent Lane, east of Homestead Street. The owners propose to connect to an existing 8" sewer line located in Brent Lane. The Planning Department has determined the project does conform to the City's General Plan for the area; there is sufficient capacity in the City Sanitary Sewer. The applicants have signed a "Sewer Connection Agreement." This property is within the Clark County Interlocal Annexation Exceptions area and cannot be annexed to the City.

RECOMMENDATION:

Public Works recommends approval subject to conformance with all City codes and departmental standards and off-site improvements.

BACKUP DOCUMENTATION:

Agenda memo

MOTION:

REESE – APPROVED Items 3 through 40 – UNANIMOUS with MACK abstaining on Item 3 because Ross Goodman, his partner in the company Las Vegas Previews and iPolitix, is also a partner of the company involved in Item 3 and GOODMAN abstaining on Item 3 because his son Ross Goodman is the attorney for CenterStaging and on Item 15 out of caution because one of his partners in the APEX project may have a relationship with Southern Nevada Paving, Inc.

MINUTES:

There was no discussion.

(9:37 – 9:39)

1-846

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: FEBRUARY 18, 2004

DEPARTMENT: PUBLIC WORKS**DIRECTOR: RICHARD D. GOECKE**☒**CONSENT**☐**DISCUSSION****SUBJECT:**

Approval of a Sewer Connection and Interlocal Contract with Clark County Sanitation District - Southwest Engineering on behalf of Carina Homes, owner (northeast corner of Torrey Pines Drive and Whispering Sands Drive, APN 125-14-505-001) - County (near Ward 6 - Mack)

Fiscal Impact☒**No Impact****Amount:**☐**Budget Funds Available****Dept./Division:** Public Works/City Engineer☐**Augmentation Required****Funding Source:****PURPOSE/BACKGROUND:**

This request is to connect 40 single family dwellings located at the northeast corner of Torrey Pines Drive and Whispering Sands Drive. The owners propose to connect to an existing 18" sewer line in Jones Boulevard at Farm Road. The Planning Department has determined the project does conform to the City's General Plan for the area; there is sufficient capacity in the City Sanitary Sewer. The applicants have signed a "Sewer Connection Agreement." This property is within the Clark County Interlocal Annexation Exceptions area and cannot be annexed to the City.

RECOMMENDATION:

Public Works recommends approval subject to conformance with all City codes and departmental standards and off-site improvements.

BACKUP DOCUMENTATION:

Agenda memo

MOTION:

REESE – APPROVED Items 3 through 40 – **UNANIMOUS** with **MACK** abstaining on Item 3 because Ross Goodman, his partner in the company Las Vegas Previews and iPolitix, is also a partner of the company involved in Item 3 and **GOODMAN** abstaining on Item 3 because his son Ross Goodman is the attorney for CenterStaging and on Item 15 out of caution because one of his partners in the APEX project may have a relationship with Southern Nevada Paving, Inc.

MINUTES:

There was no discussion.

(9:37 – 9:39)

1-846

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: FEBRUARY 18, 2004

DEPARTMENT: PUBLIC WORKS**DIRECTOR: RICHARD D. GOECKE**☒**CONSENT**☐**DISCUSSION****SUBJECT:**

Approval of a Sewer Connection and Interlocal Contract with Clark County Water Reclamation District - VTN Nevada Consulting Engineers on behalf of D&S Development and Boomerang, LLC, owners (northwest corner of Conough Lane and Craig Road, APN 138-04-602-003, 138-04-602-004, and 138-04-602-009) - County (near Ward 4 - Brown)

Fiscal Impact☒**No Impact****Amount:**☐**Budget Funds Available****Dept./Division:** Public Works/City Engineer☐**Augmentation Required****Funding Source:****PURPOSE/BACKGROUND:**

This request is to connect 21 single family dwellings located at the northwest corner of Conough Lane and Craig Road. The owners propose to extend public sewer in Conough Lane to Red Coach Avenue and in Red Coach Avenue to the western edge of the development. The Planning Department has determined the project does conform to the City's General Plan for the area. The applicants have signed a "Sewer Connection Agreement." This property is within the Clark County Interlocal Annexation Exceptions area and cannot be annexed to the City.

RECOMMENDATION:

Public Works recommends approval subject to conformance with all City codes and departmental standards and off-site improvements.

BACKUP DOCUMENTATION:

Agenda memo

MOTION:

REESE – APPROVED Items 3 through 40 – **UNANIMOUS** with **MACK** abstaining on Item 3 because Ross Goodman, his partner in the company Las Vegas Previews and iPolitix, is also a partner of the company involved in Item 3 and **GOODMAN** abstaining on Item 3 because his son Ross Goodman is the attorney for CenterStaging and on Item 15 out of caution because one of his partners in the APEX project may have a relationship with Southern Nevada Paving, Inc.

MINUTES:

There was no discussion.

(9:37 – 9:39)

1-846

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: FEBRUARY 18, 2004

DEPARTMENT: PUBLIC WORKS**DIRECTOR: RICHARD D. GOECKE**☒**CONSENT**☐**DISCUSSION****SUBJECT:**

Approval of a Sewer Connection and Interlocal Contract with Clark County Water Reclamation District - Delta Engineering on behalf of Toni Beckvold, owner (southeast corner of Hammer Lane and Juliano Road, APN 125-32-601-008) - County (near Ward 6 - Mack)

Fiscal Impact☒**No Impact****Amount:**☐**Budget Funds Available****Dept./Division:** Public Works/City Engineer☐**Augmentation Required****Funding Source:****PURPOSE/BACKGROUND:**

This request is to connect 4 single family dwellings located on the southeast corner of Hammer Lane and Juliano Road. The owner proposes to connect to an existing 8" sewer line located in Hammer Lane. The Planning Department has determined the project does conform to the City's General Plan for the area; there is sufficient capacity in the City Sanitary Sewer. The applicant has signed a "Sewer Connection Agreement." This property is within the Clark County Interlocal Annexation Exceptions area and cannot be annexed to the City.

RECOMMENDATION:

Public Works recommends approval subject to conformance with all City codes and departmental standards and off-site improvements.

BACKUP DOCUMENTATION:

Agenda memo

MOTION:

REESE – APPROVED Items 3 through 40 – UNANIMOUS with MACK abstaining on Item 3 because Ross Goodman, his partner in the company Las Vegas Previews and iPolitix, is also a partner of the company involved in Item 3 and GOODMAN abstaining on Item 3 because his son Ross Goodman is the attorney for CenterStaging and on Item 15 out of caution because one of his partners in the APEX project may have a relationship with Southern Nevada Paving, Inc.

MINUTES:

There was no discussion.

(9:37 – 9:39)

1-846

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: FEBRUARY 18, 2004

DEPARTMENT: PUBLIC WORKS

DIRECTOR: RICHARD D. GOECKE

☒

CONSENT

☐

DISCUSSION

SUBJECT:

Approval of an Encroachment Request from Alpha Engineering on behalf of Sherry Sobel Harris, owner (Martin L. King Boulevard south of Washington Avenue) - Ward 5 (Weekly)

Fiscal Impact

☒

No Impact

Amount:

☐

Budget Funds Available

Dept./Division: Public Works/City Engineer

☐

Augmentation Required

Funding Source:

PURPOSE/BACKGROUND:

The proposed encroachment shall consist of an approximate 8' wide area of landscaping extending approximately 191' along the property line consisting of trees, shrubs, ground cover, and an irrigation system for a proposed Family Dollar Store. If approved, the applicant will be required to sign an Encroachment Agreement which has conditions of maintenance, liability, and removal.

RECOMMENDATION:

Approval

BACKUP DOCUMENTATION:

Copy of Encroachment Exhibit "A" (Martin L. King Boulevard south of Washington Avenue)

MOTION:

REESE – APPROVED Items 3 through 40 – UNANIMOUS with MACK abstaining on Item 3 because Ross Goodman, his partner in the company Las Vegas Previews and iPolitix, is also a partner of the company involved in Item 3 and GOODMAN abstaining on Item 3 because his son Ross Goodman is the attorney for CenterStaging and on Item 15 out of caution because one of his partners in the APEX project may have a relationship with Southern Nevada Paving, Inc.

MINUTES:

There was no discussion.

(9:37 – 9:39)

1-846

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: FEBRUARY 18, 2004

DEPARTMENT: PUBLIC WORKS**DIRECTOR: RICHARD D. GOECKE**☒**CONSENT**☐**DISCUSSION****SUBJECT:**

Approval of a Grand Teton Village Park Development Agreement and Landscape Concept Plan for a park to be built by GTV Development LLC on the southeast corner of Gilcrease Avenue and Hualapai Way - Ward 6 (Mack)

Fiscal Impact☒**No Impact****Amount:**☐**Budget Funds Available****Dept./Division:** PW/Engineering Integration☐**Augmentation Required****Funding Source:****PURPOSE/BACKGROUND:**

To comply with the land use requirements of the master plan for Grand Teton Village, GTV Development, LLC will build a 10 acre park on Bureau of Land Management land to be provided by the City of Las Vegas. The developer will also build offsite improvements adjacent to the park. This park will contain various recreational features and will be built in accordance with current City of Las Vegas design standards. This park will be built at the Southeast corner of Gilcrease Avenue and Hualapai Way.

RECOMMENDATION:

It is recommended that the City Council approve this agreement and the Landscape Concept Plan.

BACKUP DOCUMENTATION:

1. Grand Teton Village Park Development Agreement
2. Landscape Concept Plan

MOTION:

REESE – APPROVED Items 3 through 40 – **UNANIMOUS** with **MACK** abstaining on Item 3 because Ross Goodman, his partner in the company Las Vegas Previews and iPolitix, is also a partner of the company involved in Item 3 and **GOODMAN** abstaining on Item 3 because his son Ross Goodman is the attorney for CenterStaging and on Item 15 out of caution because one of his partners in the APEX project may have a relationship with Southern Nevada Paving, Inc.

MINUTES:

There was no discussion.

(9:37 – 9:39)

1-846

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: FEBRUARY 18, 2004

DEPARTMENT: PUBLIC WORKS**DIRECTOR: RICHARD D. GOECKE**☒**CONSENT**☐**DISCUSSION****SUBJECT:**

Approval of a Designated Services Agreement with TMCx Nevada, LLC for building commissioning services for the City Hall East Tower project located at Las Vegas Boulevard and Stewart Avenue (\$135,300 - Capital Projects Fund) - Ward 5 (Weekly)

Fiscal Impact☒**No Impact****Amount:** \$135,300☐**Budget Funds Available****Dept./Division:** PW/Engineering Integration☐**Augmentation Required****Funding Source:** Capital Projects Fund**PURPOSE/BACKGROUND:**

The City Hall Campus will expand to the east side of Las Vegas Boulevard with the addition of the new City Hall East Tower. The City is pursuing Leadership in Energy and Environmental Design (LEED) certification for the new tower. Part of the requirements for LEED certification is to engage a third party building commissioning authority to systematically test and document that the functionality of the building systems are in compliance with criteria set forth in the Project Documents to satisfy the City's operational needs.

RECOMMENDATION:

That the City Council approve the negotiated Designated Service Agreement with TMCx Nevada, LLC for the building commissioning services of the City Hall East Tower project in the amount of \$135,300 and approve an Additional Services contingency reserve of \$13,500.

BACKUP DOCUMENTATION:

Designated Services Agreement

MOTION:

REESE – APPROVED Items 3 through 40 – **UNANIMOUS** with **MACK** abstaining on Item 3 because Ross Goodman, his partner in the company Las Vegas Previews and iPolitix, is also a partner of the company involved in Item 3 and **GOODMAN** abstaining on Item 3 because his son Ross Goodman is the attorney for CenterStaging and on Item 15 out of caution because one of his partners in the APEX project may have a relationship with Southern Nevada Paving, Inc.

MINUTES:

There was no discussion.

(9:37 – 9:39)

1-846

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: FEBRUARY 18, 2004

DEPARTMENT: CITY ATTORNEY

DIRECTOR: BRADFORD R. JERBIC

☒

CONSENT

☐

DISCUSSION

SUBJECT:

RESOLUTIONS:

R-22-2004 - Approval of a Resolution overruling complaints, protests, and objections and confirming the final assessment roll for Special Improvement District No. 1472 - Durango Drive (Lone Mountain Road to Tropical Parkway) (\$168,901.24 - Capital Projects Fund - Special Assessments) - Ward 6 (Mack)

Fiscal Impact

☐

No Impact

Amount: \$168,901.24

☐

Budget Funds Available

Dept./Division: Public Works/SID

☒

Augmentation Required

Funding Source: Capital Projects Fund - Special Assessments

PURPOSE/BACKGROUND:

The installation of pavement, curb, gutter, sidewalk, driveways, streetlights, and sewer laterals.

RECOMMENDATION:

It is recommended that the City Council adopt this Resolution.

BACKUP DOCUMENTATION:

Resolution No. R-22-2004

MOTION:

REESE – APPROVED Items 3 through 40 – **UNANIMOUS** with **MACK** abstaining on Item 3 because Ross Goodman, his partner in the company Las Vegas Previews and iPolitix, is also a partner of the company involved in Item 3 and **GOODMAN** abstaining on Item 3 because his son Ross Goodman is the attorney for CenterStaging and on Item 15 out of caution because one of his partners in the APEX project may have a relationship with Southern Nevada Paving, Inc.

MINUTES:

There was no discussion.

(9:37 – 9:39)

1-846

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: FEBRUARY 18, 2004

DEPARTMENT: CITY ATTORNEY**DIRECTOR: BRADFORD R. JERBIC**☒**CONSENT**☐**DISCUSSION****SUBJECT:****RESOLUTIONS:**

R-23-2004 - Approval of a Resolution overruling complaints, protests, and objections and confirming the final assessment roll for Special Improvement District No. 1474 - Rainbow Boulevard (Silverstream Avenue to Smoke Ranch Road) (\$209,036.50 - Capital Projects Fund - Special Assessments) - Ward 6 (Mack)

Fiscal Impact☐**No Impact****Amount:** \$209,036.50☐**Budget Funds Available****Dept./Division:** Public Works/SID☒**Augmentation Required****Funding Source:** Capital Projects Fund - Special Assessments**PURPOSE/BACKGROUND:**

The installation of pavement, left turn lane and/or center median, "L" type curb and gutter, sidewalks, streetlights, water laterals and sewer laterals. The entire project length is located in Wards 2 and 6; however, the properties involved in the SID are located in Ward 6.

RECOMMENDATION:

It is recommended that the City Council adopt this Resolution.

BACKUP DOCUMENTATION:

Resolution No. R-23-2004

MOTION:

REESE – APPROVED Items 3 through 40 – **UNANIMOUS** with **MACK** abstaining on Item 3 because Ross Goodman, his partner in the company Las Vegas Previews and iPolitix, is also a partner of the company involved in Item 3 and **GOODMAN** abstaining on Item 3 because his son Ross Goodman is the attorney for CenterStaging and on Item 15 out of caution because one of his partners in the APEX project may have a relationship with Southern Nevada Paving, Inc.

NOTE: In addition to his abstention on Item 3, COUNCILMAN MACK disclosed that the locations involved in Items 8, 9, and 34 are in proximity to the Lady Luck Casino, with which his brother-in-law ANDREW DONNER has a contract. His brother-in-law also owns Timbers Bar and Grill adjacent to Rainbow within the boundaries of the Special Improvement District of Item 30; however, his business is not being assessed as part of the special improvement district. His brother-in-law has not approached him on any of the aforementioned items, and COUNCILMAN MACK did not feel that his relative's interests would be impacted. Therefore, he would be voting.

CITY COUNCIL MEETING OF FEBRUARY 18, 2004
Consent – Resolutions
Item 30 – R-23-2004

MINUTES:

There was no discussion.

(9:37 – 9:39)
1-846

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: FEBRUARY 18, 2004

DEPARTMENT: CITY ATTORNEY

DIRECTOR: BRADFORD R. JERBIC

☒

CONSENT

☐

DISCUSSION

SUBJECT:

RESOLUTIONS:

R-24-2004 - Approval of a Resolution overruling complaints, protests, and objections and confirming the final assessment roll for Special Improvement District No. 1481 - El Capitan Way (Centennial Parkway to US-95) (\$2,744,088.73 - Capital Projects Fund - Special Assessments) - Ward 6 (Mack)

Fiscal Impact

☐

No Impact

Amount: \$2,744,088.73

☐

Budget Funds Available

Dept./Division: Public Works/SID

☒

Augmentation Required

Funding Source: Capital Projects Fund - Special Assessments

PURPOSE/BACKGROUND:

The construction and installation of pavement, curb, gutter, driveway approaches, streetlights, storm drain facilities, water mains, water laterals, and sewer laterals. In addition, pavement, curb, gutter, storm drain facilities, water mains, and streetlights along the south side of Elkhorn Road.

RECOMMENDATION:

It is recommended that the City Council adopt this Resolution.

BACKUP DOCUMENTATION:

Resolution No. R-24-2004

MOTION:

REESE – APPROVED Items 3 through 40 – **UNANIMOUS** with **MACK** abstaining on Item 3 because Ross Goodman, his partner in the company Las Vegas Previews and iPolitix, is also a partner of the company involved in Item 3 and **GOODMAN** abstaining on Item 3 because his son Ross Goodman is the attorney for CenterStaging and on Item 15 out of caution because one of his partners in the APEX project may have a relationship with Southern Nevada Paving, Inc.

MINUTES:

There was no discussion.

(9:37 – 9:39)

1-846

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: FEBRUARY 18, 2004

DEPARTMENT: CITY ATTORNEY**DIRECTOR: BRADFORD R. JERBIC**☒**CONSENT**☐**DISCUSSION****SUBJECT:****RESOLUTIONS:**

R-25-2004 - Approval of a Resolution overruling complaints, protests, and objections and confirming the final assessment roll for Special Improvement District No. 1486 - Rainbow Boulevard Phase II (Rancho Drive to Ann Road) (\$394,135.77 - Capital Projects Fund - Special Assessments) - Ward 6 (Mack)

Fiscal Impact☐**No Impact****Amount:** \$394,135.77☐**Budget Funds Available****Dept./Division:** Public Works/SID☒**Augmentation Required****Funding Source:** Capital Projects Fund - Special Assessments**PURPOSE/BACKGROUND:**

The installation of pavement, "L" type curb and gutter, sidewalk, commercial and residential driveway approaches, water laterals, sewer laterals and streetlights.

Based on protests made at the public hearing, Public Works has reviewed the assessments for the property owners on Welcome Lane, and an adjustment of \$8,527.83 for the driveway assessment was deemed appropriate. Thus the overall amount of the SID was reduced from \$402,663.60 to \$394,135.77.

RECOMMENDATION:

It is recommended that the City Council adopt this Resolution.

BACKUP DOCUMENTATION:

Resolution No. R-25-2004

MOTION:

REESE – APPROVED Items 3 through 40 – **UNANIMOUS** with **MACK** abstaining on Item 3 because Ross Goodman, his partner in the company Las Vegas Previews and iPolitix, is also a partner of the company involved in Item 3 and **GOODMAN** abstaining on Item 3 because his son Ross Goodman is the attorney for CenterStaging and on Item 15 out of caution because one of his partners in the APEX project may have a relationship with Southern Nevada Paving, Inc.

MINUTES:

There was no discussion.

(9:37 – 9:39)

1-846

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: FEBRUARY 18, 2004

DEPARTMENT: CITY ATTORNEY

DIRECTOR: BRADFORD R. JERBIC

☒

CONSENT

☐

DISCUSSION

SUBJECT:

RESOLUTIONS:

R-26-2004 - Approval of a Resolution Disposing of the Protests made at the hearing on the Provisional Order regarding: Special Improvement District No. 1503 - Durango Drive Phase IV (Tropical Parkway to Clark County Highway 215) (\$349,029.49 - Capital Projects Fund - Special Assessments) - Ward 6 (Mack)

Fiscal Impact

☐

No Impact

Amount: \$349,029.49

☐

Budget Funds Available

Dept./Division: Public Works/SID

☒

Augmentation Required

Funding Source: Capital Projects Fund - Special Assessments

PURPOSE/BACKGROUND:

Installation of pavement, curb, gutter, and streetlights.

RECOMMENDATION:

It is recommended that the City Council adopt this Resolution.

BACKUP DOCUMENTATION:

Resolution No. R-26-2004

MOTION:

REESE – APPROVED Items 3 through 40 – **UNANIMOUS** with **MACK** abstaining on Item 3 because Ross Goodman, his partner in the company Las Vegas Previews and iPolitix, is also a partner of the company involved in Item 3 and **GOODMAN** abstaining on Item 3 because his son Ross Goodman is the attorney for CenterStaging and on Item 15 out of caution because one of his partners in the APEX project may have a relationship with Southern Nevada Paving, Inc.

MINUTES:

There was no discussion.

(9:37 – 9:39)

1-846

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: FEBRUARY 18, 2004

DEPARTMENT: PUBLIC WORKS**DIRECTOR: RICHARD D. GOECKE**☒**CONSENT**☐**DISCUSSION****SUBJECT:**

REPORT FROM REAL ESTATE COMMITTEE - Councilman Weekly and Councilwoman Moncrief

ABEYANCE ITEM - Approval of an Amendment to Lease and Concession Agreement between the City of Las Vegas and McDonald's Corporation regarding leased space located at the Downtown Transportation Center located at 300 North Casino Center Boulevard - Ward 5 (Weekly)

Fiscal Impact☒**No Impact****Amount:**☐**Budget Funds Available****Dept./Division:** Public Works/Real Estate☐**Augmentation Required****Funding Source:****PURPOSE/BACKGROUND:**

When the original Lease was written in 1993 by McDonald's, they were granted exclusive rights to sell beverages. The City is now amending the Lease to allow another vendor to sell beverages and adjusting the rental payments in exchange for recording of the contract. The City also established rental rates for the last two option periods of the contract, which were not in the original contract.

RECOMMENDATION:

The 2/17/2004 Real Estate Committee and staff recommend approval

BACKUP DOCUMENTATION:

1. Amendment to Lease and Concession Agreement
2. Site Map

MOTION:

REESE – APPROVED Items 3 through 40 – UNANIMOUS with MACK abstaining on Item 3 because Ross Goodman, his partner in the company Las Vegas Previews and iPolitix, is also a partner of the company involved in Item 3 and GOODMAN abstaining on Item 3 because his son Ross Goodman is the attorney for CenterStaging and on Item 15 out of caution because one of his partners in the APEX project may have a relationship with Southern Nevada Paving, Inc.

NOTE: In addition to his abstention on Item 3, COUNCILMAN MACK disclosed that the locations involved in Items 8, 9, and 34 are in proximity to the Lady Luck Casino, with which his brother-in-law ANDREW DONNER has a contract. His brother-in-law also owns Timbers Bar and Grill adjacent to Rainbow within the boundaries of the Special Improvement District of Item 30; however, his business is not being assessed as part of the special improvement district. His brother-in-law has not approached him on any of the aforementioned items, and COUNCILMAN MACK did not feel that his relative's interests would be impacted. Therefore, he would be voting.

CITY COUNCIL MEETING OF FEBRUARY 18, 2004

Consent - Public Works

Item 34 - [Approval of an Amendment to Lease and Concession Agreement between the City of Las Vegas and McDonald's Corporation regarding leased space located at the Downtown Transportation Center located at 300 North Casino Center Boulevard – Ward 5 \(Weekly\)](#)

MINUTES:

Under Item 3, COUNCILMAN WEEKLY reported that the Real Estate Committee met to review all of the Real Estate items on the consent agenda and joins with the recommendation of staff that each item be approved by the City Council.

(9:37 – 9:39)

1-846

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: FEBRUARY 18, 2004

DEPARTMENT: PUBLIC WORKS**DIRECTOR: RICHARD D. GOECKE**☒**CONSENT**☐**DISCUSSION****SUBJECT:**

REPORT FROM REAL ESTATE COMMITTEE - Councilman Weekly and Councilwoman Moncrief

Approval of four Easements between the City of Las Vegas and Woodside Homes for portions of Parcel Numbers 161-15-501-002, 161-15-602-001 and 161-15-702-001 located in the vicinity of Desert Inn Road and Hollywood Boulevard (\$836,777 - Sanitation Fund) - Clark County (near Ward 3 - Reese)

Fiscal Impact☐**No Impact****Amount:** \$836,777☒**Budget Funds Available****Dept./Division:** Public Works/Real Estate☐**Augmentation Required****Funding Source:** Sanitation Fund**PURPOSE/BACKGROUND:**

On 2/5/03, Council authorized staff to negotiate with Woodside Homes for land needed by the City's Waste Water Treatment Plant to construct a 96" pipeline. The land needed required Woodside to redesign an already developed Residential Site Plan. They lost many home site lots and portions of streets. We have now reached an agreement for the purchase and exchange of Easements needed by both parties and completed the Final Plat Map. Additionally, CLV is to remit the industry's standard 1% finder's fee associated with the project.

RECOMMENDATION:

The 2/17/2004 Real Estate Committee and staff recommend approval to purchase an Easement and Rights-of-Way Grant from Woodside Homes and to issue Woodside Homes three Easements and receive credit against the total purchase price in the same square footage price increments.

BACKUP DOCUMENTATION:

1. Four Easements
2. August 8, 2003 letter to Jim Foltz, Woodside Homes
3. August 11, 2003 letter to Jim Foltz, Woodside Homes
4. Fee Invoice
5. Site map
6. Disclosure of Principals

MOTION:

REESE – APPROVED Items 3 through 40 – **UNANIMOUS** with **MACK** abstaining on Item 3 because Ross Goodman, his partner in the company Las Vegas Previews and iPolitix, is also a partner of the company involved in Item 3 and **GOODMAN** abstaining on Item 3 because his son Ross Goodman is the attorney for CenterStaging and on Item 15 out of caution because one of his partners in the APEX project may have a relationship with Southern Nevada Paving, Inc.

CITY COUNCIL MEETING OF FEBRUARY 18, 2004

Consent – Public Works

Item 35 – Approval of four Easements between the City of Las Vegas and Woodside Homes for portions of Parcel Numbers 161-15-501-002, 161-15-602-001 and 161-15-702-001 located in the vicinity of Desert Inn Road and Hollywood Boulevard (\$836,777 - Sanitation Fund) - Clark County (near Ward 3 – Reese)

MINUTES:

Under Item 3, COUNCILMAN WEEKLY reported that the Real Estate Committee met to review all of the Real Estate items on the consent agenda and joins with the recommendation of staff that each item be approved by the City Council.

(9:37 – 9:39)

1-846

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: FEBRUARY 18, 2004

DEPARTMENT: PUBLIC WORKS

DIRECTOR: RICHARD D. GOECKE

☒

CONSENT

☐

DISCUSSION

SUBJECT:

REPORT FROM REAL ESTATE COMMITTEE - Councilman Weekly and Councilwoman Moncrief

Approval of an Odor Easement from the City of Las Vegas to the Board of County Commissioners of Clark County, Nevada, of consent by the Clark County Water Reclamation District pertaining to Parcel Number 161-10-401-004 located in the vicinity of Desert Inn Road and Hollywood Boulevard - Clark County (near Ward 3 - Reese)

Fiscal Impact

☒

No Impact

Amount:

☐

Budget Funds Available

Dept./Division: Public Works/Real Estate

☐

Augmentation Required

Funding Source:

PURPOSE/BACKGROUND:

This Easement will allow the City of Las Vegas to gain the Certificate of Occupancy pertaining to the Waste Water Treatment Plant expansion.

RECOMMENDATION:

The 2/17/2004 Real Estate Committee and staff recommend approval

BACKUP DOCUMENTATION:

Odor Easement

MOTION:

REESE – APPROVED Items 3 through 40 – UNANIMOUS with MACK abstaining on Item 3 because Ross Goodman, his partner in the company Las Vegas Previews and iPolitix, is also a partner of the company involved in Item 3 and GOODMAN abstaining on Item 3 because his son Ross Goodman is the attorney for CenterStaging and on Item 15 out of caution because one of his partners in the APEX project may have a relationship with Southern Nevada Paving, Inc.

MINUTES:

Under Item 3, COUNCILMAN WEEKLY reported that the Real Estate Committee met to review all of the Real Estate items on the consent agenda and joins with the recommendation of staff that each item be approved by the City Council.

(9:37 – 9:39)

1-846

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: FEBRUARY 18, 2004

DEPARTMENT: BUSINESS DEVELOPMENT

DIRECTOR: IAIN VASEY, ACTING

☒

CONSENT

☐

DISCUSSION

SUBJECT:

REPORT FROM REAL ESTATE COMMITTEE - Councilman Weekly and Councilwoman Moncrief

Approval of action regarding proposed relocation of the U.S. Post Office from 301 Stewart Avenue (APN #139-34-501-006) to a new site at 201 Las Vegas Boulevard South (southeast corner of Carson and Las Vegas Boulevard South) (APN #139-34-611-050) and authorize the City Manager to execute a release of the U.S. Postal Service and/or General Services Administration from the remaining lease term (\$10 - Industrial Development Fund) - Ward 5 (Weekly)

Fiscal Impact

☐

No Impact

Amount: \$10

☒

Budget Funds Available

Dept./Division: Business Development/Economic

☐

Augmentation Required

Funding Source: Industrial Development Fund

PURPOSE/BACKGROUND:

To retain the presence of the U.S. Postal Service in Downtown Las Vegas by relocating the U.S. Post Office from 301 Stewart Avenue to a new site at 201 Las Vegas Boulevard and release the U.S. Postal Service and/or General Services Administration from the remaining lease term.

RECOMMENDATION:

The 2/17/2004 Real Estate Committee and staff recommend approval and authorization for the City Manager to execute any and all documents necessary to accomplish the relocation of the U.S. Post Office at nominal cost to the City.

BACKUP DOCUMENTATION:

1. Agenda Memo
2. Site Map

MOTION:

REESE – APPROVED Items 3 through 40 – **UNANIMOUS** with **MACK** abstaining on Item 3 because Ross Goodman, his partner in the company Las Vegas Previews and iPolitix, is also a partner of the company involved in Item 3 and **GOODMAN** abstaining on Item 3 because his son Ross Goodman is the attorney for CenterStaging and on Item 15 out of caution because one of his partners in the APEX project may have a relationship with Southern Nevada Paving, Inc.

CITY COUNCIL MEETING OF FEBRUARY 18, 2004

Consent – Real Estate

Item 37 – Approval of action regarding proposed relocation of the U.S. Post Office from 301 Stewart Avenue (APN #139-34-501-006) to a new site at 201 Las Vegas Boulevard South (southeast corner of Carson and Las Vegas Boulevard South) (APN #139-34-611-050) and authorize the City Manager to execute a release of the U.S. Postal Service and/or General Services Administration from the remaining lease term (\$10 - Industrial Development Fund) – Ward 5 (Weekly)

MINUTES:

Under Item 3, COUNCILMAN WEEKLY reported that the Real Estate Committee met to review all of the Real Estate items on the consent agenda and joins with the recommendation of staff that each item be approved by the City Council.

(9:37 – 9:39)

1-846

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: FEBRUARY 18, 2004

DEPARTMENT: PUBLIC WORKS

DIRECTOR: RICHARD D. GOECKE

☒

CONSENT

☐

DISCUSSION

SUBJECT:

REPORT FROM REAL ESTATE COMMITTEE - Councilman Weekly and Councilwoman Moncrief

Approval of an Agreement for the Purchase and Sale of Real Property between Priority One Commercial (on behalf of the City of Las Vegas) and Martin and Sharon Parelman and Gary Menkel for real property located at 408 North 7th Street and 400 North 7th Street, Parcel Numbers 139-34-512-037 and -038 for \$550,000 plus closing costs (City Facilities Capital Project Fund) - Ward 5 (Weekly)

Fiscal Impact

☐

No Impact

Amount: \$550,000 + closing costs

☒

Budget Funds Available

Dept./Division: Public Works/Real Estate

☐

Augmentation Required

Funding Source: City Facilities Capital Project Fund

PURPOSE/BACKGROUND:

The City wishes to purchase the 1,000 sq. ft. and 2,372 sq. ft. buildings, which reside on land near City Hall.

RECOMMENDATION:

The 2/17/2004 Real Estate Committee and staff recommend approval

BACKUP DOCUMENTATION:

1. Agreement for the Purchase and Sale of Real Property
2. Counter Offer

MOTION:

REESE – APPROVED Items 3 through 40 – UNANIMOUS with MACK abstaining on Item 3 because Ross Goodman, his partner in the company Las Vegas Previews and iPolitix, is also a partner of the company involved in Item 3 and GOODMAN abstaining on Item 3 because his son Ross Goodman is the attorney for CenterStaging and on Item 15 out of caution because one of his partners in the APEX project may have a relationship with Southern Nevada Paving, Inc.

MINUTES:

Under Item 3, COUNCILMAN WEEKLY reported that the Real Estate Committee met to review all of the Real Estate items on the consent agenda and joins with the recommendation of staff that each item be approved by the City Council.

(9:37 – 9:39)

1-846

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: FEBRUARY 18, 2004

DEPARTMENT: BUSINESS DEVELOPMENT**DIRECTOR: IAIN VASEY (ACTING)**☒**CONSENT**☐**DISCUSSION****SUBJECT:**

REPORT FROM REAL ESTATE COMMITTEE - Councilman Weekly and Councilwoman Moncrief

Approval of action regarding an amendment to the Real Property Purchase and Sale Agreement between the City of Las Vegas and SDMI Northwest, LLC, a Nevada Limited Liability Company, on land in the Las Vegas Technology Center - Ward 4 (Brown)

Fiscal Impact☒**No Impact****Amount:**☐**Budget Funds Available****Dept./Division:**☐**Augmentation Required****Funding Source:****PURPOSE/BACKGROUND:**

Approval of authorization to amend the Start of Construction date on 2.00 acres of land in the Las Vegas Technology Center sold to SDMI Northwest, LLC (SDMI-NW) for the construction of a 32,000 sq. ft. two-story medical office .

RECOMMENDATION:

The 2/17/2004 Real Estate Committee and staff recommend that the City Council approve an amended Start of Construction Date not later than December 31, 2004 in the Purchase and Sale Agreement with SDMI Northwest, LLC

BACKUP DOCUMENTATION:

1. Agenda Memo
2. Amendment to the Real Property Purchase and Sale Agreement
3. January 8, 2004 Request Letter
4. Disclosure of Principals
5. Site map

MOTION:

REESE – APPROVED Items 3 through 40 – **UNANIMOUS** with **MACK** abstaining on Item 3 because Ross Goodman, his partner in the company Las Vegas Previews and iPolitix, is also a partner of the company involved in Item 3 and **GOODMAN** abstaining on Item 3 because his son Ross Goodman is the attorney for CenterStaging and on Item 15 out of caution because one of his partners in the APEX project may have a relationship with Southern Nevada Paving, Inc.

CITY COUNCIL MEETING OF FEBRUARY 18, 2004

Consent – Business Development

Item 39 – Approval of action regarding an amendment to the Real Property Purchase and Sale Agreement between the City of Las Vegas and SDMI Northwest, LLC, a Nevada Limited Liability Company, on land in the Las Vegas Technology Center

MINUTES:

Under Item 3, COUNCILMAN WEEKLY reported that the Real Estate Committee met to review all of the Real Estate items on the consent agenda and joins with the recommendation of staff that each item be approved by the City Council.

(9:37 – 9:39)

1-846

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: FEBRUARY 18, 2004

DEPARTMENT: PUBLIC WORKS

DIRECTOR: RICHARD D. GOECKE

☒

CONSENT

☐

DISCUSSION

SUBJECT:

REPORT FROM REAL ESTATE COMMITTEE - Councilman Weekly and Councilwoman Moncrief

Approval of an Agreement for the Purchase and Sale of Real property between Priority One Commercial (on behalf of the City of Las Vegas) and Doug Ah (U.S.A.) Inc. for real property located at 651 East Mesquite Avenue, 311 and 333 North 7th Street, 620 and 632 Stewart Avenue (\$683,060 + closing costs - City Facilities Capital Project Fund) - Ward 5 (Weekly)

Fiscal Impact

☐

No Impact

☒

Budget Funds Available

☐

Augmentation Required

Amount: \$683,060 + closings costs

Dept./Division: Public Works/Real Estate

Funding Source: City Facilities Capital Project Fund

PURPOSE/BACKGROUND:

The City wishes to purchase these properties in accordance with the City Hall East Tower Project.

RECOMMENDATION:

The 2/17/2004 Real Estate Committee and staff recommend approval

BACKUP DOCUMENTATION:

Agreement for the Purchase and Sale of Real Property

MOTION:

REESE – APPROVED Items 3 through 40 – UNANIMOUS with MACK abstaining on Item 3 because Ross Goodman, his partner in the company Las Vegas Previews and iPolitix, is also a partner of the company involved in Item 3 and GOODMAN abstaining on Item 3 because his son Ross Goodman is the attorney for CenterStaging and on Item 15 out of caution because one of his partners in the APEX project may have a relationship with Southern Nevada Paving, Inc.

MINUTES:

Under Item 3, COUNCILMAN WEEKLY reported that the Real Estate Committee met to review all of the Real Estate items on the consent agenda and joins with the recommendation of staff that each item be approved by the City Council.

(9:37 – 9:39)

1-846

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: FEBRUARY 18, 2004

DEPARTMENT: CITY MANAGER**DIRECTOR: DOUGLAS A. SELBY**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

ADMINISTRATIVE:

Discussion and possible action regarding an Amended and Restated Memorandum of Understanding between City Parkway IV, Inc. and City Parkway V, Inc. and Las Vegas Performing Arts Center Foundation for the development of a performing arts center on the 61 acres - Ward 5 (Weekly)

Fiscal Impact☒**No Impact****Amount:**☐**Budget Funds Available****Dept./Division:**☐**Augmentation Required****Funding Source:****PURPOSE/BACKGROUND:**

On May 21, 2003, City Parkways IV and V and the Las Vegas Performing Arts Center Foundation (LVPACF) entered into a Memorandum of Understanding for the development of a performing arts center on the 61 acre site. The parties agreed to negotiate a final Disposition and Development Agreement (DDA), and throughout the good faith negotiations, the parties have extended the deadline for the final DDA. Due to outstanding issues on the site concerning the design guidelines, infrastructure and issues concerning feasibility, and due diligence studies, the parties desire to extend the deadline for the final DDA to June 30, 2004. At this time, the parties agree to amend and restate the MOU which will update the MOU by setting forth certain agreed upon terms and attaching a form of the DDA to be negotiated in final.

RECOMMENDATION:

Approve the Amended and Restated MOU and approve that the officers of City Parkways IV and V execute the same.

BACKUP DOCUMENTATION:

1. Amended and Restated Memorandum of Understanding
2. Disclosure of Principals of Las Vegas Performing Arts Center Foundation

MOTION:**WEEKLY – APPROVED as recommended – UNANIMOUS****MINUTES:**

CITY MANAGER SELBY reported that this matter is for an extension of the MOU the City entered into in May 2003 with the Las Vegas Performing Arts Center Foundation. It will allow additional time to negotiate the Disposition Agreement.

CITY COUNCIL MEETING OF FEBRUARY 18, 2004

Administrative

Item 41 – Discussion and possible action regarding an Amended and Restated Memorandum of Understanding between City Parkway IV, Inc., and City Parkway V, Inc., and Las Vegas Performing Arts Center Foundation for the development of a performing arts center on the 61 acres – Ward 5 (Weekly)

MINUTES – Continued:

DON SNYDER, Las Vegas Performing Arts Center Foundation, indicated that the members of the Foundation are very pleased with the continued reaction of the community to this project. The study that was conducted showed overwhelming support for an arts center. The Foundation is currently engaged in another study with a consultant named CAROLYN WORTH that will help focus on the specific project and how it will operate.

MAYOR GOODMAN questioned the status of the enabling legislation before the County. MR. SNYDER responded that both the Foundation and the County believe that the study should be completed in order to determine the cost, how the center will be configured, and how it will operate. Conversations with both City and County staff have been very positive in terms of taking the necessary steps to get the project done. The County is very supportive. He anticipates the County to be considering the matter some time in the summer.

(9:39 – 9:43)

1-922

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: FEBRUARY 18, 2004

DEPARTMENT: CITY MANAGER**DIRECTOR: DOUGLAS A. SELBY**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

ADMINISTRATIVE:

Report from the Director of the Clark County Department of Air Quality Management regarding air quality programs and status in Clark County

Fiscal Impact☒**No Impact****Amount:**☐**Budget Funds Available****Dept./Division:**☐**Augmentation Required****Funding Source:****PURPOSE/BACKGROUND:**

In July of 2001, after much discussion concerning air quality matters at the legislative session, Governor Guinn delegated responsibilities for air quality: permitting, compliance, monitoring and planning in Clark County to the Clark County Commission. Prior to this delegation, responsibilities for air quality programs were divided between both the Clark County Board of Health and the Clark County Commission.

In August of 2001, the Clark County Commission created the Department of Air Quality Management. The department is responsible for carrying out federal, state and local air quality regulations and programs in unincorporated Clark County as well as each of the local municipalities within the County.

Because air quality issues impact both the quality of life and economy of Clark County as a whole and each individual jurisdiction as we plan for our future, the Department of Air Quality staff work closely with staff and elected officials across Clark County. The department director would like an opportunity to address the Las Vegas City Council as a whole concerning the status of air quality and air quality programs in Southern Nevada.

RECOMMENDATION:

Report only, no action required.

BACKUP DOCUMENTATION:

Submitted after meeting: hard copy of PowerPoint

MOTION:**None required. A report was given.**

CITY COUNCIL MEETING OF FEBRUARY 18, 2004

Administrative

Item 42 – Report from the Director of the Clark County Department of Air Quality Management regarding air quality programs and status in Clark County

MINUTES:

KRISTENE ROBINSON, Director, Clark County Department of Air Quality Management, gave a detailed report using a PowerPoint presentation, a copy of which is made a part of these minutes. She noted that PM10, particulate matter, and carbon monoxide are the two criteria pollutants for which the Las Vegas Valley is out of attainment with the National Health Standards.

COUNCILMAN BROWN appreciated the regional approach that was taken with the EAC and the Technical Advisory Committee. Regarding PM10, he questioned if it involves vacant, unimproved land that sits within the boundaries currently undeveloped. MS. ROBINSON replied that it pertains to disturbed vacant land. Contrary to popular belief, the desert does not generate a lot of dust, until it is disturbed. It is then broken up and put into the air by winds.

COUNCILMAN MACK expressed his appreciation to MS. ROBINSON for providing individual briefings to each of the Councilmembers.

MAYOR GOODMAN stated that before City air quality enforcement was taken away from the City, he was advised that the brown haze was not dangerous, which is contrary to what MS. ROBINSON reported. He asked if he was misadvised. MS. ROBINSON answered that the brown haze is potentially not as harmful as some of the pollution that cannot be seen, but that it does not mean that it is not made up of pollutants that have ill affects on the health of the residents. When the report comes in from the Desert Research Institute, the Department of Air Quality will be better suited to design reduction measures. MAYOR GOODMAN noted that he would prefer the City were in control of air quality for its constituents; however, he offered any assistance necessary from the City.

At the request of COUNCILMAN MACK, MS. ROBINSON requested that telephone complaints be made to 455-9542, where callers would be forwarded to the Dust Abatement Hotline.

(9:43 – 9:58)

1-1060

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: FEBRUARY 18, 2004

DEPARTMENT: CITY ATTORNEY**DIRECTOR: BRADFORD R. JERBIC**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

Hearing, discussion and possible action regarding complaint seeking disciplinary action against MDG, Inc., d/b/a Blue Heaven Bar, 2025 East Charleston Boulevard, Las Vegas, Clark County, Nevada, for violations of Title 6 of the Las Vegas Municipal Code - Ward 3 (Reese)

Fiscal Impact☒**No Impact****Amount:**☐**Budget Funds Available****Dept./Division:**☐**Augmentation Required****Funding Source:****PURPOSE/BACKGROUND:**

Hearing, discussion and possible action regarding disciplinary complaint.

RECOMMENDATION:

Recommend revocation of Tavern License No. L16-00029-4-000216.

BACKUP DOCUMENTATION:

1. Complaint for Disciplinary Action
2. Submitted at meeting by Bill Henry, Senior Litigation Counsel: Original Affidavit of Service with two-page Order Approving Complaint and Notice of Hearing, eight-page Complaint for Disciplinary Action, certified slips, and Original Complaint for Disciplinary Action

MOTION:

REESE – APPROVED Revocation of the license – UNANIMOUS with BROWN not voting

NOTE: COUNCILWOMAN McDONALD disclosed for Items 43 and 44 that she is an outside director for Station Casinos, which holds privileged licenses for alcohol, as do the applicants for Items 43 and 44. However, she has not discussed these items with Station Casinos, nor will her affiliation impact her judgment. She has reviewed these disclosures with the City Attorney, who opined that Items 43 and 44 will have no material impact on Station Casinos.

NOTE: COUNCILMAN MACK made disclosure for Items 43 and 44. The location involved in Item 43 is located near a SuperPawn shop owned by his brother, STEVEN MACK, for whom he does consulting. However, because this license is non-operational, COUNCILMAN MACK did not believe it would impact his brother's shop. Also, COUNCILMAN MACK did not believe he or his brother would be affected, as his brother has not discussed this hearing with him. Therefore, he would be voting on Item 43. Regarding Item 44, COUNCILMAN MACK indicated that he has a contract with Treasures under his consulting business. Treasures is a direct competitor of Cheetah's; therefore, he would be abstaining on Item 44.

CITY COUNCIL MEETING OF FEBRUARY 18, 2004

City Attorney

Item 43 – Hearing, discussion and possible action regarding complaint seeking disciplinary action against MDG, Inc., d/b/a/ Blue Heaven Bar, 2025 East Charleston Boulevard, Las Vegas, Clark County, Nevada, for violations of Title 6 of the Las Vegas Municipal Code – Ward 3 (Reese)

MOTION - Continued:

NOTE: MAYOR GOODMAN disclosed for Item 44 that his son, ROSS GOODMAN, is an attorney for Treasures but that would not affect his ability to be fair in this matter. Counsel has advised him that there is no conflict.

MINUTES:

NOTE: A Verbatim Transcript is made a part of the Final Minutes.

APPEARANCES:

LYNETTE BOGGS McDONALD, Councilwoman

OSCAR GOODMAN, Mayor

MICHAEL MACK, Councilman

BILL HENRY, Senior Litigation Counsel

JIM DiFIORE, Manager, Business Services

GARY REESE, Councilman

(10:12 – 10:22)

1-2186

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: FEBRUARY 18, 2004

DEPARTMENT: CITY ATTORNEY**DIRECTOR: BRADFORD R. JERBIC**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

Discussion and possible action regarding Complaint seeking disciplinary action against La Fuente, Inc., d/b/a Cheetah's, 2112 Western Avenue, Las Vegas, Clark County, Nevada, for violations of Title 6 of the Las Vegas Municipal Code - Ward 1 (Moncrief)

Fiscal Impact☒**No Impact****Amount:**☐**Budget Funds Available****Dept./Division:**☐**Augmentation Required****Funding Source:****PURPOSE/BACKGROUND:**

La Fuente, Inc., d/b/a Cheetah's, holds Tavern License No. L16-00040-4-000435. Michael Galardi was a principal in the corporation until at least October 28, 2003. On October 24, 2003, a Criminal Information was filed with the Clerk of the United States District Court for the District of Nevada accusing Michael Galardi of violating the Racketeer Influenced Corrupt Organizations Act in violation of 18 U.S.C. section 1962(c). On October 24, 2003, Michael Galardi pled guilty to the Racketeer Influenced Corrupt Organizations Act. Michael Galardi admitted that he used the revenue, property, and services of Cheetah's to pay southern Nevada public officials in return for their influence, actions, and benefits not otherwise due to him.

RECOMMENDATION:

That the City Council issue the Complaint for Disciplinary Action and set a date and time certain for hearing no later than 60 days from the date of approval of the Complaint.

BACKUP DOCUMENTATION:

1. Submitted after final agenda – Complaint for Disciplinary Action
2. Submitted at meeting: Original Affidavit of Service by Bill Henry, Senior Litigation Counsel
3. Letter dated 2/17/2004 from Attorney Dominic Gentile
4. Copy of cashier's checks submitted by Attorney Dominic Gentile

MOTION:

GOODMAN – DENIED the Complaint – motion carried with MONCRIEF voting NO and MACK abstaining because he has a contract with Treasures under his consulting business and Treasures is a direct competitor of Cheetah's

NOTE: The initial fine set at the 1/7/2004 Council meeting was for \$1,095,000. Subsequent to that meeting, Business Services staff did a recalculation and found that the correct fine should have been set for \$1,017,000.

CITY COUNCIL MEETING OF FEBRUARY 18, 2004

City Attorney

Item 44 – Discussion and possible action regarding Complaint seeking disciplinary action against La Fuente, Inc., d/b/a Cheetah's, 2112 Western Avenue, Las Vegas, Clark County, Nevada, for violations of Title 6 of the Las Vegas Municipal Code - Ward 1 (Weekly)

MOTION – Continued:

NOTE: Under Item 43, COUNCILWOMAN McDONALD disclosed for Items 43 and 44 that she is an outside director for Station Casinos, which holds privileged licenses for alcohol, as do the applicants for Items 43 and 44. However, she has not discussed these items with Station Casinos, nor will her affiliation impact her judgment. She has reviewed these disclosures with the City Attorney, who opined that Items 43 and 44 would have no material impact on Station Casinos.

NOTE: Under Item 43, COUNCILMAN MACK made disclosure for Items 43 and 44. The location involved in Item 43 is located near a SuperPawn shop owned by his brother, STEVEN MACK, for whom he does consulting. However, because this license is non-operational, COUNCILMAN MACK did not believe it would impact his brother's shop. Also, COUNCILMAN MACK did not believe he or his brother would be affected, as his brother has not discussed this hearing with him. Therefore, he would be voting on Item 43. Regarding Item 44, COUNCILMAN MACK indicated that he has a contract with Treasures under his consulting business. Treasures is a direct competitor of Cheetah's; therefore, he would be abstaining on Item 44.

NOTE: Under Item 43, MAYOR GOODMAN disclosed for Item 44 that his son, ROSS GOODMAN, is an attorney for Treasures, but that would not affect his ability to be fair in this matter. Counsel has advised him that there is no conflict.

MINUTES:

NOTE: A Verbatim Transcript is made a part of the Final Minutes.

APPEARANCES:

OSCAR GOODMAN, Mayor

BILL HENRY, Senior Litigation Counsel

DOMINIC GENTILE, Attorney representing La Fuente, Inc.

GARY REESE, Councilman

LYNETTE BOGGS McDONALD, Councilwoman

BRAD JERBIC, City Attorney

SUZANNE COE, Attorney, 1055 Peachtree Street, Atlanta, Georgia

JANET MONCRIEF, Councilwoman

JOHN REDLEIN, Assistant City Attorney

STACY RODD, Detective, Las Vegas Metropolitan Police Department

LARRY BROWN, Councilman

CITY COUNCIL MEETING OF FEBRUARY 18, 2004

City Attorney

Item 44 – Discussion and possible action regarding Complaint seeking disciplinary action against La Fuente, Inc., d/b/a Cheetah's, 2112 Western Avenue, Las Vegas, Clark County, Nevada, for violations of Title 6 of the Las Vegas Municipal Code - Ward 1 (Weekly)

MOTION – Continued:

NOTE: MAYOR GOODMAN directed staff to put an item on the 3/3/2004 Council agenda to accept payment in the amount of \$1,017,000 and to approve a release and settlement agreement between the City, La Fuente, Inc., and Jack Galardi.

(10:22 – 11:18)

1-2636/2-1

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: FEBRUARY 18, 2004

DEPARTMENT: FINANCE AND BUSINESS SERVICES**DIRECTOR: MARK R. VINCENT**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

Discussion and possible action on the Fiscal Year 2004-05 Las Vegas Metropolitan Police Department Funding Apportionment Plan

Fiscal Impact☒**No Impact****Amount:**☐**Budget Funds Available****Dept./Division:**☐**Augmentation Required****Funding Source:****PURPOSE/BACKGROUND:**

The City of Las Vegas and Clark County share the cost of the Las Vegas Metropolitan Police Department (LVMPD) in accordance with NRS 280.201. This apportionment formula is based on LVMPD statistics on calls for service and felony crimes, which when applied to LVMPD cost categories of uniform, investigative and community services, results in decreases of 1.1, 2.1, and 0.2 percentage points respectively. If the FY2004-05 LVMPD budget were identical to the FY2003-04 LVMPD budget, these reductions would translate to a 1.6 percentage decrease in the City's share of cost, or about \$3.8M.

RECOMMENDATION:

Approve Fiscal Year 2004-05 Las Vegas Metropolitan Police Department Funding Apportionment Plan with meeting minutes and additional information.

BACKUP DOCUMENTATION:

Fiscal Year 2004-05 Las Vegas Metropolitan Police Department Apportionment Plan

MOTION:

REESE – APPROVED – UNANIMOUS

MINUTES:

MARK VINCENT, Director, Finance and Business Services, read the item and reviewed the information contained under the Purpose/Background section above. He recommended approval and noted that a reduction is not unusual.

(11:18 – 11:20)

2-1271

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: FEBRUARY 18, 2004

DEPARTMENT: FINANCE AND BUSINESS SERVICES**DIRECTOR: MARK R. VINCENT**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

Discussion and possible action regarding a new Martial Arts Instruction Business License subject to the provisions of the fire codes, Young Il Kong, dba Grand Master Kong Taekwon-do, 1780 North Buffalo Drive, Suite 105, Young I. Kong, 100% - Ward 4 (Brown)

Fiscal Impact☒**No Impact****Amount:**☐**Budget Funds Available****Dept./Division:**☐**Augmentation Required****Funding Source:****PURPOSE/BACKGROUND:**

Discussion and possible action regarding a new Martial Arts Instruction Business License

RECOMMENDATION:

Recommendation to be provided following discussion of this item at the City Council meeting

BACKUP DOCUMENTATION:

Map

MOTION:

GOODMAN – ABEYANCE to 3/3/2004 – UNANIMOUS

MINUTES:

The applicant was present.

JIM DiFIORE, Manager, Business Services, deferred to STACY RODD, Detective, Las Vegas Metropolitan Police Department (Metro), who reported that the background investigation revealed some criminal activity of concern to Metro. MAYOR GOODMAN indicated that it was represented to him during the individual briefing that staff might need to hold this matter to receive additional information. MR. DiFIORE responded that DETECTIVE RODD received late information from the Los Angeles Police Department (LAPD). MAYOR GOODMAN indicated that COUNCILMAN WEEKLY prefers not to disclose such information at the meetings. He opted to hold the matter for two weeks to allow DETECTIVE RODD to include the information in the confidential report.

NOTE: COUNCILMAN BROWN urged DETECTIVE RODD and MR. DiFIORE to meet with MR. KONG in the interim and allow him the opportunity to give an explanation.

NOTE: MAYOR GOODMAN directed DETECTIVE RODD to provide MR. KONG with a copy of the recent report to LAPD.

(11:20 – 11:24)

2-1342

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: FEBRUARY 18, 2004

DEPARTMENT: FINANCE AND BUSINESS SERVICES

DIRECTOR: MARK R. VINCENT

☐

CONSENT

☒

DISCUSSION

SUBJECT:

Discussion and possible action regarding a Six Month Review of a Beer/Wine/Cooler Off-sale License, Rebel Oil Company, Inc., dba Rebel 65, 1720 West Charleston Boulevard, Sally A. Wallace, Mgr - Ward 5 (Weekly)

Fiscal Impact

☒

No Impact

Amount:

☐

Budget Funds Available

Dept./Division:

☐

Augmentation Required

Funding Source:

PURPOSE/BACKGROUND:

Discussion and possible action regarding a Six Month Review of a Beer/Wine/Cooler Off-sale License

RECOMMENDATION:

Recommend approval without further review

BACKUP DOCUMENTATION:

Agenda Memo

MOTION:

WEEKLY – APPROVED with no further reviews – UNANIMOUS

MINUTES:

The applicant was present.

JIM DiFIORE, Manager, Business Services, reported that an additional six-month review was imposed due to MS. WALLACE selling alcohol to a minor in 2000. During the last six months there were no further concerns. He recommended approval with no further review.

MS. WALLACE requested approval and said that she now cards anybody she feels is not of age to purchase alcohol.

(11:24 – 11:26)

2-1503

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: FEBRUARY 18, 2004

DEPARTMENT: NEIGHBORHOOD SERVICES**DIRECTOR: ORLANDO SANCHEZ**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

Discussion and possible action on the Youth Neighborhood Association Partnership Program (YNAPP) Grant Review Board recommendations to allocate \$30,000 (General Fund) for 30 youth initiated projects and authorize the director of Neighborhood Services to execute the agreements - All Wards

Fiscal Impact☐**No Impact****Amount:** \$30,000☒**Budget Funds Available****Dept./Division:** Neighborhood Planning/Support☐**Augmentation Required****Funding Source:** General Fund**PURPOSE/BACKGROUND:**

The Youth Neighborhood Association Partnership Program (YNAPP) is designed to encourage neighborhood youth to take an active role in improving the quality of life in City of Las Vegas neighborhoods and directly responds to two of the City Council priorities: (1) Develop and support neighborhood integrity and livability; (2) Revitalize and invigorate our mature neighborhoods. The \$30,000 allocated to this year's YNAPP project teams will leverage a community match of \$182,881 in volunteer labor, in-kind donations of goods and services, and/or financial contributions.

RECOMMENDATION:

The Youth Neighborhood Association Partnership Program Board recommends that the City Council approve funding of 30 self help, youth initiated projects for a total of \$30,000 and authorize the director of Neighborhood Services to execute the agreements.

BACKUP DOCUMENTATION:

1. Agenda Memo with YNAPP Board Recommendations
2. YNAPP Grant Recipient Spreadsheet

MOTION:**REESE – APPROVED as recommended – UNANIMOUS****MINUTES:**

MAYOR GOODMAN noted that this program is very important to all the Council members because it accomplishes excellent community service and involves the commitment of various youths.

CITY COUNCIL MEETING OF FEBRUARY 18, 2004

Neighborhood Services

Item 48 – Discussion and possible action on the Youth Neighborhood Association Partnership Program (YNAPP) Grant Review Board recommendations to allocate \$30,000 (General Fund) for 30 youth initiated projects and authorize the director of Neighborhood Services to execute the agreements

MINUTES – Continued:

ORLANDO SANCHEZ, Director, Neighborhood Services, gave credit to JOCELYN BLUITT FISHER, who partook in the creation of YNAPP. MRS. BLUITT-FISHER came forward and introduced ALEXIS KOURAFAS, Youth Chair, and KATHERINE MARTIN, Adult Vice Chair. MISS KOURAFAS indicated that this year the projects recommended for funding include twenty-one community service projects, seven community improvement projects, and two community education projects. She listed the first 15 YNAPP Review Board recommendations. MS. MARTIN listed the remaining 15 project recommendations and stated that she truly appreciates being able to serve on this Board. The youth that serve on this Board are a treasure and the future. Their spirit of service should be nurtured and commended.

COUNCILMAN MACK thanked the members of the Board for their tireless efforts and time.

MISS KOURAFAS mentioned the following entities whose donations and support have made the YNAPP project successful: Clark County School District, Wal-Mart, Home Depot, Plant World, Kinko's, Namark Promotional Advertising, KCEP-88.1, 99 Cent Store, and Traffic Control Services, Inc. The representatives of the YNAPP Board for this year stood in recognition.

MAYOR GOODMAN and COUNCILMAN REESE extended their appreciation to the YNAPP members and everyone else that is involved in this program. MAYOR GOODMAN requested reports be provided to the Council once the projects have been completed. COUNCILMAN BROWN pointed out that the matching funds this program receives is tremendous. He suggested the media interview the youth that are really making a difference in the community.

(9:58 – 10:12)

1-1629

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: FEBRUARY 18, 2004

DEPARTMENT: NEIGHBORHOOD SERVICES**DIRECTOR: ORLANDO SANCHEZ**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

Discussion and possible action regarding the City's current enforcement practices and options for vacant/abandoned buildings - All Wards

Fiscal Impact☒**No Impact****Amount:**☐**Budget Funds Available****Dept./Division:**☐**Augmentation Required****Funding Source:****PURPOSE/BACKGROUND:**

On January 7, 2004, during the afternoon session of the City Council, Public Hearing section Mayor Pro Tem requested a status report on the city's current enforcement practices and options in dealing with vacant/abandoned buildings.

RECOMMENDATION:

Staff seeks direction of council.

BACKUP DOCUMENTATION:

Maps

MOTION:

REESE – APPROVED to follow through and explore the various recommendations and come back to the Council with an update in one month on some viable measures (3/17/2004) – UNANIMOUS

MINUTES:

ORLANDO SANCHEZ, Director, Neighborhood Services, indicated that in addition to the status report requested in January 2004, the Council requested a description of any new initiatives or recommendations to assist the City in handling vacant/abandoned buildings. Since the adoption of Ordinance 5453, the Neighborhood Response Division has sent out notices to 110 property owners including a board-up fee of \$325 and an annual inspection of \$200. Only eight property owners complied. The remaining owners were non-responsive. Consequently, Neighborhood Response Division is working with Finance to use its system to collect fees.

But, even if Finance is successful in collecting fees, the buildings remain vacant and abandoned, leaving blight in neighborhoods. Neighborhood Response staff, in conjunction with DEPUTY CITY ATTORNEY DAN STILL, came up with the following resolutions and recommendations: 1) aggressively enforce current City ordinances by dedicating more staff time to abandoned buildings; 2) create an inventory of abandoned buildings; 3) create case files showing the exact conditions of the properties; 4) ensure due process in order to be able to take any necessary legal action; 5) research the use of community development corporations to purchase the properties

CITY COUNCIL MEETING OF FEBRUARY 18, 2004

Neighborhood Services

Item 49 – Discussion and possible action regarding the City's current enforcement practices and options for vacant/abandoned buildings – All Wards

MINUTES – Continued:

and make them viable; 6) proceed with amendments at the 2005 legislative session to give the City more authority to address vacant and abandoned buildings through the health and safety code, such as was done in California where the code authorizes the court to appoint a receiver to oversee the rehabilitation of substandard properties; 7) apply NRS 268.4126, which provides a process for the City Attorney to file an action in District Court to address and abate nuisance properties; 8) create a vacant/abandoned building fund through federal funding to structure a homebuyer program that encourages acquisition and rehabilitation of abandoned buildings for future affordable housing; 9) establish a revolving loan fund to be used to acquire substandard properties to be sold after rehabilitation to low-income buyers, which could require additional staff; 10) use federal HOME funds to cover rehabilitation costs; 11) create a non-profit corporation similar to Henderson's to acquire substandard properties and contract with the licensed contractors to complete the rehab; and 12) continue to participate in ICMA's vacant properties roundtable to brainstorm and come up with new ideas to address vacant/abandoned properties.

MR. SANCHEZ noted that a detailed report memorializing this presentation would be forthcoming within three to four days.

COUNCILMAN WEEKLY confirmed with MR. SANCHEZ that he has discussed the possibility for legislative changes with DEPUTY CITY MANAGER FRETWELL. He then indicated that vacant/abandoned buildings are a continuous issue that seems to be escalating despite all the measures and monies used to date. He opined that the biggest contributor to this problem is absent homeowners that do not care about the local neighborhoods. He thanked MR. SANCHEZ and DAVE SEMENZA, Manager, Neighborhood Response Division, for their diligence in this ongoing dilemma, but insisted that serious measures are necessary to make progress. MR. SANCHEZ agreed with COUNCILMAN WEEKLY and indicated that staff would be utilizing his services at the legislature on this highly contested issue. Hopefully the City, the County, and Henderson can make a strong argument before the legislature. COUNCILMAN WEEKLY stressed that the federal monies could be spent on kids, who are the future, rather than on dealing with this problem.

Regarding the use of eminent domain in condemnation, MAYOR GOODMAN clarified that he is a strong opponent of using eminent domain to take from the private sector and giving to the private, but he has no problem at all taking from the private sector to afford public housing.

COUNCILMAN MACK stated that at the Affordable Housing Conference the Greater Las Vegas Association of Realtors expressed an interest in becoming involved and working with the City to provide affordable housing.

CITY COUNCIL MEETING OF FEBRUARY 18, 2004

Neighborhood Services

Item 49 – Discussion and possible action regarding the City's current enforcement practices and options for vacant/abandoned buildings – All Wards

MINUTES – Continued:

TODD FARLOW, 240 N. 19th Street, concurred with the report and suggestions of MR. SANCHEZ. However, he opposed a two-year waiting period to start proceedings. MAYOR GOODMAN agreed with MR. FARLOW that waiting two years is too long. But legal impediments do not allow the City to move any faster. He is looking forward to making legislative changes.

ANTHONY HODGES, 6284 Mt. Rainier, asked if the only rapid recourse to rectify this problem would be through the state. MAYOR GOODMAN responded that staff is presently studying the whole issue.

AL GALLEG0, citizen of Las Vegas, mentioned that six years ago the City of Las Vegas sent him to a conference in New York where they spoke about different solutions. One of the solutions was to place an embarrassing sign in front of the property, which has been very successful. Another solution is to go through small claims court and use the monies to rehab the properties. He hopes immediate action can be taken, because there are abandoned homes all over the City.

RON LONGLEY, 3747 Starlight Evening, said he is a general contractor and realtor and would be willing to work with the City on using a plan he devised to purchase properties for rehabilitation and provide affordable housing. MAYOR GOODMAN suggested he meet with MR. SANCHEZ to review his plan.

COUNCILMAN REESE stated that he is mainly concerned about buildings that have been vacant for an extended period of time. It is very hard to sell a home that is adjacent to a vacant home. But he has a lot of confidence in MR. SANCHEZ.

MR. SANCHEZ thanked PAUL WILKINS, Director, Building and Safety, for all his and his staff's assistance.

NOTE: COUNCILMAN WEEKLY indicated that he would like to discuss the possibility of seeking 2005 legislative changes to authorize the City to condemn property. He also requested that the forthcoming report include total expenditures made to date to address vacant/abandoned buildings.

(11:26 – 11:49)
2-1577

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: FEBRUARY 18, 2004

DEPARTMENT: CITY CLERK**DIRECTOR:** BARBARA JO (RONI) RONEMUS ☐ **CONSENT** ☒ **DISCUSSION****SUBJECT:**

BOARDS & COMMISSIONS:

ABEYANCE ITEM - PLANNING COMMISSION – Craig Galati, Term Expiration 6-2005
(Resigned)

Fiscal Impact☐**No Impact****Amount:** \$80 per meeting attended☒**Budget Funds Available****Dept./Division:** Planning & Development☐**Augmentation Required****Funding Source:** General Fund**PURPOSE/BACKGROUND:**

Mr. Craig Galati has resigned his position with the Planning Commission effective October 9, 2003. With the enactment of Ordinance 5193 in January 2000, this appointment is coterminous with the appointing Councilmembers' term of office, and will expire in June 2005. Terms are for four years with a limit of two full terms, and unexpired terms must be filled. Appointee must be a City of Las Vegas resident, and this is a compensatory board. At the Council Meeting of February 4, 2004, this item was abeyed to February 18, 2004.

RECOMMENDATION:

Procedure for this Board is a recommendation by the appropriate member of Council with the approval of Council. Councilman Brown is to recommend a new representative to fill Mr. Galati's unexpired term, which expires June 2005.

BACKUP DOCUMENTATION:

1. Letter of Resignation
2. Current Listing & Authority – Planning Commission
3. Board Interest Form – Darlene G. K. Hutchinson

MOTION:

BROWN – Motion to APPOINT DAVID STEINMAN (Brown's recommendation), 2616 High Range Dr., Las Vegas, Nevada 89134 – UNANIMOUS

Clerk to notify

MINUTES:

COUNCILMAN BROWN and MAYOR GOODMAN thanked MR. GALATI for his excellent service. However, City ordinance prohibits people working with architectural and engineering firms from serving on the Commission, which is unfortunate because MR. GALATI brought a healthy perspective to the dialogue to the meetings. CITY ATTORNEY JERBIC is seeking further clarification from the state on the ordinance. In MR. GALATI'S stead, MR. STEINMAN

CITY COUNCIL MEETING OF FEBRUARY 18, 2004
Boards & Commissions
Item 50 – Planning Commission

MINUTES – Continued:

will do a fine job. He is a Ward 4 constituent who formerly served as an elected official and a planning commission member. His experience and desire to serve will be of benefit to the Commission and the Council.

(11:49 – 11:50)

2-2559

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: FEBRUARY 18, 2004

DEPARTMENT: CITY CLERK

DIRECTOR: BARBARA JO (RONI) RONEMUS ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

BOARDS & COMMISSIONS:

ABEYANCE ITEM - CIVIL SERVICE BOARD OF TRUSTEES – Mark Larson, Term
Expiration 2-21-2004

Fiscal Impact

<input type="checkbox"/>	No Impact	Amount: \$50.00 per meeting
<input checked="" type="checkbox"/>	Budget Funds Available	Dept./Division: Human Resources
<input type="checkbox"/>	Augmentation Required	Funding Source: General Fund

PURPOSE/BACKGROUND:

The Board of Civil Service Trustees is comprised of 5 members appointed by the City Council. Members of this board must be City residents and attendance is compensatory. Members are limited to two full terms. Terms are four years and there is no requirement to fill unexpired portions of terms. Mr. Larson has served two terms and is therefore not eligible for reappointment. At the Council Meeting of February 4, 2004, this item was abeyed to February 18, 2004.

RECOMMENDATION:

Procedure for this Board requires appointment by the City Council.

BACKUP DOCUMENTATION:

Current Listing and Authority - Board of Civil Service Trustees

MOTION:

REESE – Motion to APPOINT PRISCILLA ROCHA (Reese's recommendation), 60 North Pecos Road, #2001, Las Vegas, Nevada 89110 – UNANIMOUS

Clerk to notify

MINUTES:

COUNCILMAN REESE thanked MR. LARSON for his excellent service. MS. ROCHA, who has been very active in the community, will serve well.

(11:50 – 11:51)

2-2637

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: FEBRUARY 18, 2004

DEPARTMENT: CITY CLERK

DIRECTOR: BARBARA JO (RONI) RONEUMUS ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

BOARDS & COMMISSIONS:

CIVIL SERVICE BOARD OF TRUSTEES – Tony Dorf, Term Expiration 3-15-2004

Fiscal Impact

☐

No Impact

Amount: \$50.00 per meeting

☒

Budget Funds Available

Dept./Division: Human Resources

☐

Augmentation Required

Funding Source: General Fund

PURPOSE/BACKGROUND:

The Board of Civil Service Trustees is comprised of 5 members appointed by the City Council. Members of this board must be City residents and attendance is compensatory. Members are limited to two full terms. Terms are four years and there is no requirement to fill unexpired portions of terms. Mr. Dorf is eligible, but does not wish to be reappointed.

RECOMMENDATION:

Procedure for this Board requires appointment by the City Council.

BACKUP DOCUMENTATION:

1. Current Listing and Authority - Board of Civil Service Trustees
2. Submitted after final agenda – Memo from Councilwoman McDonald regarding appointment of Barbara Loupe
3. Board Interest Form from Barbara Loupe

MOTION:

L.B. McDONALD – Motion to APPOINT BARBARA LOUPE (L.B. McDonald's recommendation), 8509 Crest Hill Avenue, Las Vegas, Nevada 89145 – UNANIMOUS

Clerk to notify

MINUTES:

COUNCILWOMAN McDONALD commented that MS. LOUPE has over 25 years of experience working with senior level executives at Fortune 500 companies and currently serves as the Chaplin for the International Christian Academy. She thanked MR. DORF for his service.

(11:51 – 11:52)

2-2680

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: FEBRUARY 18, 2004

DEPARTMENT: CITY ATTORNEY

DIRECTOR: BRADFORD R. JERBIC

☐

CONSENT

☒

DISCUSSION

SUBJECT:

RECOMMENDING COMMITTEE: BILL ELIGIBLE FOR ADOPTION AT THIS MEETING:

Bill No. 2004-4 – Confirms the annexation of various parcels described generally as located north of Centennial Parkway, east of Puli Road, south of Grand Teton Drive and west of Hualapai Way. Proposed by: Bradford R. Jerbic, City Attorney

Fiscal Impact

☒

No Impact

Amount:

☐

Budget Funds Available

Dept./Division:

☐

Augmentation Required

Funding Source:

PURPOSE/BACKGROUND:

The proposed ordinance confirms the annexation of certain real property located north of Centennial Parkway, east of Puli Road, south of Grand Teton Drive and west of Hualapai Way. The annexation previously was approved by means of Bill No. 2003-99 (Ordinance No. 5651), but the ordinance and annexation map were recorded after the recordation date established in Ordinance No. 5651. This bill will confirm the annexation as previously approved and recorded.

RECOMMENDATION:

ADOPTION at 2/18/2004 City Council meeting as First Amendment pursuant to the 2/2/2004 Recommending Committee.

First Reading – 1/21/2004; First Publication – 1/27/2004

BACKUP DOCUMENTATION:

Bill No. 2004-4 - First Amendment

MOTION:

WEEKLY – Second Reading and BILL ADOPTED as a First Amendment as Ordinance No. 5670 – UNANIMOUS

Clerk to proceed with second publication

MINUTES:

There was no discussion.

(11:52 – 11:53)

2-2723

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: FEBRUARY 18, 2004

DEPARTMENT: CITY ATTORNEY

DIRECTOR: BRADFORD R. JERBIC

☐

CONSENT

☒

DISCUSSION

SUBJECT:

RECOMMENDING COMMITTEE: BILL ELIGIBLE FOR ADOPTION AT A LATER MEETING:

Bill No. 2004-5 – Establishes the “Live/Work Overlay District,” together with related regulations and provisions. Proposed by: Robert S. Genzer, Director of Planning and Development

Fiscal Impact

☒

No Impact

Amount:

☐

Budget Funds Available

Dept./Division:

☐

Augmentation Required

Funding Source:

PURPOSE/BACKGROUND:

This bill will establish the Live/Work Overlay District within the downtown area, which, under certain controlled circumstances, will allow the owners and operators of businesses to occupy joint living and work quarters in commercial and industrial areas where other types of residential uses are inappropriate.

RECOMMENDATION:

ADOPTION at 3/3/2004 City Council meeting as First Amendment pursuant to the 2/17/2004 Recommending Committee.

First Reading – 2/4/2004; First Publication – 2/20/2004

BACKUP DOCUMENTATION:

None

MOTION:

None required.

MINUTES:

Recommendation noted.

3/3/2004 Council Agenda

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: FEBRUARY 18, 2004

DEPARTMENT: CITY ATTORNEY

DIRECTOR: BRADFORD R. JERBIC

☐

CONSENT

☒

DISCUSSION

SUBJECT:

RECOMMENDING COMMITTEE: BILL ELIGIBLE FOR ADOPTION AT A LATER MEETING:

Bill No. 2004-6 – Increases the time limit for parking in residential permit parking zones.
Proposed by: Michael Sheldon, Director of Detention and Enforcement

Fiscal Impact

☒

No Impact

Amount:

☐

Budget Funds Available

Dept./Division:

☐

Augmentation Required

Funding Source:

PURPOSE/BACKGROUND:

Under the City's residential parking permit ordinance, the City currently is authorized to establish two-hour parking zones in areas designated as residential permit parking zones. In any such zone, persons with a residential parking permit for that zone may park in the zone without regard to the time limitation. This bill will add flexibility by authorizing an increase in the time limit for such a zone to three hours.

RECOMMENDATION:

HELD IN ABEYANCE to 3/1/2004 Recommending Committee meeting pursuant to the 2/17/2004 Recommending Committee.

First Reading – 2/4/2004; First Publication – 2/20/2004

BACKUP DOCUMENTATION:

None

MOTION:

None required.

MINUTES:

Recommendation noted.

3/1/2004 Recommending Committee
3/3/2004 Council Agenda

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: FEBRUARY 18, 2004

DEPARTMENT: CITY ATTORNEY

DIRECTOR: BRADFORD R. JERBIC

☐

CONSENT

☒

DISCUSSION

SUBJECT:

NEW BILL:

Bill No. 2004-7 – Eliminates the special use permit requirement for the use “Beer/Wine/Cooler Art Event.” Proposed by: Robert S. Genzer, Director of Planning and Development

Fiscal Impact

☒

No Impact

Amount:

☐

Budget Funds Available

Dept./Division:

☐

Augmentation Required

Funding Source:

PURPOSE/BACKGROUND:

The zoning regulations are currently written in a way that requires a special use permit for the use “Beer/Wine/Cooler Art Event.” It has been determined that this type of use is sufficiently limited in frequency and impact that requiring a special use permit is not necessary. This bill will eliminate that requirement.

RECOMMENDATION:

This bill should be submitted to a Recommending Committee for review, hearing, and recommendation to the City Council for final action.

BACKUP DOCUMENTATION:

Bill No. 2004-7

MOTION:

None required.

MINUTES:

First Reading – Referred – COUNCILMEMBERS WEEKLY and MONCRIEF

3/1/2004 Recommending Committee

3/3/2004 Council Agenda

(11:53 – 11:56)

2-2762

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: FEBRUARY 18, 2004

DEPARTMENT: CITY ATTORNEY

DIRECTOR: BRADFORD R. JERBIC

☐

CONSENT

☒

DISCUSSION

SUBJECT:

NEW BILL:

Bill No. 2004-8 – Establishes zoning requirements for swap meets. Sponsored by: Councilman Gary Reese

Fiscal Impact

☒

No Impact

Amount:

☐

Budget Funds Available

Dept./Division:

☐

Augmentation Required

Funding Source:

PURPOSE/BACKGROUND:

The City's zoning regulations generally do not treat swap meets as a separate type of land use, categorizing them under a broader retail category. Because of the nature of the use, it is deemed appropriate to establish particularized requirements for the use. This bill establishes the circumstances under which swap meets will be allowed in commercial and industrial zoning districts.

RECOMMENDATION:

This bill should be submitted to a Recommending Committee for review, hearing, and recommendation to the City Council for final action.

BACKUP DOCUMENTATION:

Bill No. 2004-8

MOTION:

None required.

MINUTES:

First Reading – Referred – COUNCILMEMBERS WEEKLY and MONCRIEF

3/1/2004 Recommending Committee

3/3/2004 Council Agenda

(11:53 – 11:56)

2-2762

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: FEBRUARY 18, 2004

DEPARTMENT: CITY ATTORNEY**DIRECTOR: BRADFORD R. JERBIC**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

NEW BILL:

Bill No. 2004-9 – Increases the number of zoning districts in which a special use permit may be obtained for the keeping of carrier or racing pigeons. Proposed by: Bradford R. Jerbic, City Attorney

Fiscal Impact☒**No Impact****Amount:**☐**Budget Funds Available****Dept./Division:**☐**Augmentation Required****Funding Source:****PURPOSE/BACKGROUND:**

Several months ago the City Council adopted Ordinance No. 5609 to allow, by special use permit, the keeping of carrier or racing pigeons in several of the larger-lot residential zoning districts. It is now proposed to authorize the same thing in additional zoning districts, namely, the R-1, R-CL, R-2, C-D, C-1, C-2, C-M and M Zoning Districts. If adopted, this bill will accomplish that change.

RECOMMENDATION:

This bill should be submitted to a Recommending Committee for review, hearing, and recommendation to the City Council for final action.

BACKUP DOCUMENTATION:

Bill No. 2004-9

MOTION:**None required.****MINUTES:**

First Reading – Referred – COUNCILMEMBERS WEEKLY and MONCRIEF

3/1/2004 Recommending Committee

3/3/2004 Council Agenda

(11:53 – 11:56)

2-2762

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: FEBRUARY 18, 2004

DEPARTMENT: CITY ATTORNEY**DIRECTOR: BRADFORD R. JERBIC**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

NEW BILL:

Bill No. 2004-10 – Adopts development agreement with Cliffs Edge, LLC for the Cliffs Edge Development. Proposed by: Robert S. Genzer, Director of Planning and Development

Fiscal Impact☒**No Impact****Amount:**☐**Budget Funds Available****Dept./Division:**☐**Augmentation Required****Funding Source:****PURPOSE/BACKGROUND:**

At its meeting of February 18, 2004, the City Council is scheduled to approve a development agreement for the Cliffs Edge Development. Pursuant to State law, such an agreement must be adopted by ordinance. This bill will accomplish that adoption.

RECOMMENDATION:

This bill should be submitted to a Recommending Committee for review, hearing, and recommendation to the City Council for final action.

BACKUP DOCUMENTATION:

Bill No. 2004-10

MOTION:

None required.

MINUTES:

First Reading – Referred – COUNCILMEMBERS WEEKLY and MONCRIEF

3/1/2004 Recommending Committee

3/3/2004 Council Agenda

CITY ATTORNEY JERBIC noted that this matter is related to rezoning Item 72 of the afternoon session and should be stricken if Item 72 did not pass. ROBERT GENZER, Director, Planning and Development, corrected that this matter is related to Item 71.

(11:53 – 11:56)

2-2762

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: FEBRUARY 18, 2004

DEPARTMENT: CITY ATTORNEY**DIRECTOR: BRADFORD R. JERBIC**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

NEW BILL:

Bill No. 2004-11 – Levies Assessment for Special Improvement District No. 1472 - Durango Drive (Lone Mountain Road to Tropical Parkway) Sponsored by: Step Requirement

Fiscal Impact☐**No Impact****Amount:** \$168,901.24☐**Budget Funds Available****Dept./Division:** Public Works/SID☒**Augmentation Required****Funding Source:** Capital Projects Fund - Special Assessments**PURPOSE/BACKGROUND:**

Levies the assessment for the cost of street improvements: pavement, curb, gutter, sidewalk, driveways, streetlights, and sewer laterals. This district will be financed by the City, and the assessments will be paid over a 10-year period.

RECOMMENDATION:

This bill should be submitted to a Recommending Committee for review, hearing and recommendation to the City Council for final action.

BACKUP DOCUMENTATION:

Bill No. 2004-11

MOTION:

None required.

MINUTES:

First Reading – Referred – COUNCILMEMBERS WEEKLY and MONCRIEF

3/1/2004 Recommending Committee

3/3/2004 Council Agenda

(11:53 – 11:56)

2-2762

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: FEBRUARY 18, 2004

DEPARTMENT: CITY ATTORNEY

DIRECTOR: BRADFORD R. JERBIC

☐

CONSENT

☒

DISCUSSION

SUBJECT:

NEW BILL:

Bill No. 2004-12 – Levies Assessment for Special Improvement District No. 1474 - Rainbow Boulevard (Silverstream Avenue to Smoke Ranch Road) Sponsored by: Step Requirement

Fiscal Impact

☐

No Impact

Amount: \$209,036.50

☐

Budget Funds Available

Dept./Division: Public Works/SID

☒

Augmentation Required

Funding Source: Capital Projects Fund - Special Assessments

PURPOSE/BACKGROUND:

Levies the assessment for the cost of street improvements: pavement, left turn lane and/or center median, "L" type curb and gutter, sidewalks, streetlights, water laterals and sewer laterals. The entire project length is located in Wards 2 and 6; however, the properties involved in the SID are located in Ward 6. This district will be financed through the sale of bonds, and the assessments will be paid over a 10-year period.

RECOMMENDATION:

This bill should be submitted to a Recommending Committee for review, hearing and recommendation to the City Council for final action.

BACKUP DOCUMENTATION:

Bill No. 2004-12

MOTION:

None required.

MINUTES:

First Reading – Referred – COUNCILMEMBERS WEEKLY and MONCRIEF

3/1/2004 Recommending Committee

3/3/2004 Council Agenda

(11:53 – 11:56)

2-2762

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: FEBRUARY 18, 2004

DEPARTMENT: CITY ATTORNEY

DIRECTOR: BRADFORD R. JERBIC

☐

CONSENT

☒

DISCUSSION

SUBJECT:

NEW BILL:

Bill No. 2004-13 – Levies Assessment for Special Improvement District No. 1481 - El Capitan Way (Centennial Parkway to US-95) Sponsored by: Step Requirement

Fiscal Impact

☐

No Impact

Amount: \$2,744,088.73

☐

Budget Funds Available

Dept./Division: Public Works/SID

☒

Augmentation Required

Funding Source: Capital Projects Fund - Special Assessments

PURPOSE/BACKGROUND:

Levies the assessment for the cost of street improvements: pavement, curb, gutter, driveway approaches, streetlights, storm drain facilities, water mains, water laterals, and sewer laterals. In addition, pavement, curb, gutter, storm drain facilities, water mains, and streetlights were installed along the south side of Elkhorn Road. Bonds will be sold for this district, and the assessments will be paid over a 20-year period.

RECOMMENDATION:

This bill should be submitted to a Recommending Committee for review, hearing and recommendation to the City Council for final action.

BACKUP DOCUMENTATION:

Bill No. 2004-13

MOTION:

None required.

MINUTES:

First Reading – Referred – COUNCILMEMBERS WEEKLY and MONCRIEF

3/1/2004 Recommending Committee

3/3/2004 Council Agenda

(11:53 – 11:56)

2-2762

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: FEBRUARY 18, 2004

DEPARTMENT: CITY ATTORNEY

DIRECTOR: BRADFORD R. JERBIC

☐

CONSENT

☒

DISCUSSION

SUBJECT:

NEW BILL:

Bill No. 2004-14 – Levies Assessment for Special Improvement District No. 1486 - Rainbow Boulevard Phase II (Rancho Drive to Ann Road) Sponsored by: Step Requirement

Fiscal Impact

☐

No Impact

Amount: \$394,135.77

☐

Budget Funds Available

Dept./Division: Public Works/SID

☒

Augmentation Required

Funding Source: Capital Projects Fund - Special Assessments

PURPOSE/BACKGROUND:

Levies the assessment for the cost of street improvements: pavement, "L" type curb and gutter, sidewalk, commercial and residential driveway approaches, water laterals, sewer laterals and streetlights. Bonds will be sold for this district, and the assessments will be paid over a 10-year period.

RECOMMENDATION:

This bill should be submitted to a Recommending Committee for review, hearing and recommendation to the City Council for final action.

BACKUP DOCUMENTATION:

Bill No. 2004-14

MOTION:

None required.

MINUTES:

First Reading – Referred – COUNCILMEMBERS WEEKLY and MONCRIEF

3/1/2004 Recommending Committee

3/3/2004 Council Agenda

(11:53 – 11:56)

2-2762

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: FEBRUARY 18, 2004

DEPARTMENT: CITY ATTORNEY

DIRECTOR: BRADFORD R. JERBIC

☐

CONSENT

☒

DISCUSSION

SUBJECT:

NEW BILL:

Bill No. 2004-15 – Ordinance Creating Special Improvement District No. 1503 - Durango Drive Phase IV (Tropical Parkway to Clark County Highway 215) Sponsored by: Step Requirement

Fiscal Impact

☐

No Impact

Amount: \$349,029.49

☐

Budget Funds Available

Dept./Division: Public Works/SID

☒

Augmentation Required

Funding Source: Capital Projects Fund - Special Assessments

PURPOSE/BACKGROUND:

Installation of pavement, curb, gutter, and streetlights.

RECOMMENDATION:

This bill should be submitted to a Recommending Committee for review, hearing and recommendation to the City Council for final action.

BACKUP DOCUMENTATION:

Bill No. 2004-15

MOTION:

None required.

MINUTES:

First Reading – Referred – COUNCILMEMBERS WEEKLY and MONCRIEF

3/1/2004 Recommending Committee

3/3/2004 Council Agenda

(11:53 – 11:56)

2-2762

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: FEBRUARY 18, 2004

DEPARTMENT: CITY ATTORNEY**DIRECTOR: BRADFORD R. JERBIC**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

NEW BILL:

Bill No. 2004-16 – Extends for an additional 18 months the provisions of Ordinance No. 5521, relating to the Downtown Entertainment Overlay District. Proposed by: Douglas A Selby, City Manager

Fiscal Impact☒**No Impact****Amount:**☐**Budget Funds Available****Dept./Division:**☐**Augmentation Required****Funding Source:****PURPOSE/BACKGROUND:**

On October 2, 2002, the City Council adopted Ordinance No. 5521, which created the Downtown Entertainment Overlay District. The ordinance was to be effective for a period of 18 months unless further extended by ordinance. The 18-month period will expire in April of this year, and in view of the progress that has been made in implementing Ordinance No. 5521, it has been recommended that the provisions of the ordinance be extended an additional 18 months. This bill will accomplish the extension.

RECOMMENDATION:

This bill should be submitted to a Recommending Committee for review, hearing, and recommendation to the City Council for final action.

BACKUP DOCUMENTATION:

Bill No. 2004-16

MOTION:**None required.****MINUTES:**

First Reading – Referred – COUNCILMEMBERS WEEKLY and MONCRIEF

3/1/2004 Recommending Committee

3/3/2004 Council Agenda

CITY ATTORNEY JERBIC requested the sponsor of this bill be changed to MAYOR GOODMAN.

(11:53 – 11:56)

2-2762**THE MORNING SESSION RECESSED AT 11:56 A.M.**

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: FEBRUARY 18, 2004

DEPARTMENT: CITY CLERK

DIRECTOR: BARBARA JO (RONI) RONEMUS ☐ **CONSENT** ☐ **DISCUSSION**

SUBJECT:

Any items from the afternoon session that the Council, staff and/or the applicant wish to be stricken or held in abeyance to a future meeting may be brought forward and acted upon at this time

MOTION:

REESE – Motion to HOLD IN ABEYANCE Item 73 [SDR-3201] and Item 93 [SUP-3479] to 3/3/2004 and Item 113 [GPA-3470], Item 114 [ZON-3473], Item 115 [SDR-3475], Item 134 [ROC-2671], Item 135 [GPA-3483] and Item 136 [ZON-3509] to 3/17/2004; Accept the WITHDRAWAL WITHOUT PREJUDICE of Item 102 [GPA-3439] and 103 [SDR-3441] – UNANIMOUS with GOODMAN abstaining on Item 93 [SUP-3479] because someone in his law firm is negotiating with a billboard company from which he may benefit

MINUTES:

COUNCILMAN MACK clarified that he met with the applicant regarding Items 134 through 136 and advised him that area residents wanted the already approved tavern moved to a different location. The applicant will work on a new site plan with the tavern. ROBERT GENZER, Director of Planning and Development Department, verified with COUNCILMAN MACK that it would be prudent to set Items 134 through 136 Not To Be Heard Before 4:00 p.m. MR. GENZER announced that there will also be another item from the last Planning Commission meeting set Not To Be Heard Before 4:00 p.m. and the two items will be agendaed in that order.

(1:14 – 1:19)

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: FEBRUARY 18, 2004

DEPARTMENT: NEIGHBORHOOD SERVICES**DIRECTOR: ORLANDO SANCHEZ**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

Public hearing to consider the report of expenses to recover costs for abatement of a dangerous building located at 328 N. 16th Street. PROPERTY OWNER: SECRETARY HOUSING AND URBAN DEVELOPMENT, C/O FIRST PRESTON FORECLOSURE – Ward 5 (Weekly)

Fiscal Impact☐**No Impact****Amount:** \$1,820.00☒**Budget Funds Available****Dept./Division:** Neighborhood Services/Response☐**Augmentation Required****Funding Source:** General Fund**PURPOSE/BACKGROUND:**

The condition of the property was a public hazard and an attractive nuisance. The Department of Neighborhood Services declared the property in violation and started legal notification. When no corrective action was taken nor an appeal filed, Weaver Construction was hired to abate the problem by boarding and securing all doors, windows and openings to the house, garage and enclosed patio; removing all trash, debris, litter and garbage from the entire property; removing all dead/dry/overgrown vegetation; trimming the huge palm trees; and by posting “No Trespassing” signs on the property.

RECOMMENDATION:

That the City Council: 1. Approve the report of expenses in the amount of \$1,820.00 in order that the above charges be filed and recorded against the property, constituting a special assessment and lien. 2. Authorize that the Notice and Lien of Assessment be duly recorded with the County Treasurer.

BACKUP DOCUMENTATION:

1. Agenda Memo
2. Location Map
3. Report of Expenses
4. Contractor Disclosure
5. Notice of Public Hearing
6. Chronological List of Events
7. Copy of the Notice and Claim of Lien
8. Video shown but not submitted

MOTION:**WEEKLY – APPROVED the action of Neighborhood Services – UNANIMOUS**

CITY COUNCIL MEETING OF FEBRUARY 18, 2004
Neighborhood Services Department
Item 67 – 328 N. 16th Street

MINUTES:

MAYOR GOODMAN declared the Public Hearing open.

The property owner was not present.

DAVID SEMENZA, Neighborhood Services, presented a video of the subject property and stated that the condition of the property was a public hazard and an attractive nuisance. The Department of Neighborhood Services declared the property in violation and started legal notification. When no corrective action was taken or appeal filed, Weaver Construction was hired to abate the problem. The subject property was corrected by cleaning and boarding, securing all windows and doors, repairing the gates and the garage door, and posting “No Trespassing” signs on the property. MR. SEMENZA recommended the City Council approve the report of expenses in the amount of \$1,820.00 in order that the charges be filed and recorded against the property, constituting a special assessment and lien and authorize that the Notice and Lien of Assessment be filed and recorded with the County Treasurer’s Office.

AL GALLEG0, citizen of Las Vegas, referred to a sign that should be posted in front of these properties to embarrass HUD so that something may be done about these properties. He verified with MR. SEMENZA that a sign for demolition posted in front of a property means that the structure will be torn down. MR. SEMENZA added that a list was updated and new mailings sent out to all owners with vacant and boarded properties. Referring to the morning discussion regarding boarded properties, MAYOR GOODMAN pointed out that ORLANDO SANCHEZ, Director of Neighborhood Services, would be exploring the issue with DEPUTY CITY ATTORNEY DAN STILL.

COUNCILMAN WEEKLY discussed with MR. SEMENZA that if an abated property returns to the same condition, the City hires a contractor to abate it again. COUNCILMAN WEEKLY asked DEPUTY CITY MANAGER BETSY FRETWELL to contact legislative members to speed up the process to avoid further expenditures by the City.

No one appeared in opposition.

MAYOR GOODMAN declared the public hearing closed.

(1:19 – 1:22)

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: FEBRUARY 18, 2004

DEPARTMENT: NEIGHBORHOOD SERVICES**DIRECTOR: ORLANDO SANCHEZ**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

Public hearing to consider the report of expenses to recover costs for abatement of nuisance/litter located at the N/E Corner of H Street and Jackson Avenue, APN 139-27-110-069. PROPERTY OWNER: MILAN AND CINDY SELAKOVIC, C/O MILAN BAKERY, INC. – Ward 5 (Weekly)

Fiscal Impact☐**No Impact****Amount:** \$2,839.35☒**Budget Funds Available****Dept./Division:** Neighborhood Services/Response☐**Augmentation Required****Funding Source:** General Fund**PURPOSE/BACKGROUND:**

The condition of the property was a public hazard and an attractive nuisance. The Department of Neighborhood Services declared the property in violation and started legal notification. When no corrective action was taken nor an appeal filed, KO Construction, Inc. was hired to abate the problem by removing piles of dirt, concrete, rubble, bricks, roof tile, rebar, refuse, waste, and broken glass; removing all dead/dry/overgrown vegetation and weeds from the vacant lot; and by posting “No Trespassing/Dumping” signs on the property.

RECOMMENDATION:

That the City Council: 1. Approve the report of expenses in the amount of \$2,839.35 in order that the above charges be filed and recorded against the property, constituting a special assessment and lien. 2. Authorize that the Notice and Lien of Assessment be duly recorded with the County Treasurer.

BACKUP DOCUMENTATION:

1. Agenda Memo
2. Location Map
3. Report of Expenses
4. Contractor Disclosure
5. Notice of Public Hearing
6. Chronological List of Events
7. Copy of the Notice and Claim of Lien
8. Video shown but not submitted

MOTION:

WEEKLY – APPROVED the action of Neighborhood Services – UNANIMOUS

CITY COUNCIL MEETING OF FEBRUARY 18, 2004
Neighborhood Services Department
Item 68 – N/E corner of H Street and Jackson Avenue

MINUTES:

MAYOR GOODMAN declared the Public Hearing open.

The property owner was not present.

DAVID SEMENZA, Neighborhood Services, presented a video of the subject property and stated that the condition of the property was a public hazard and an attractive nuisance. The parcel was vacant with piles of dirt, concrete, bricks and tile. The Department of Neighborhood Services declared the property in violation and started legal notification. When no corrective action was taken or appeal filed, K. O. Construction was hired to abate the problem. The subject property was corrected by cleaning the lot. MR. SEMENZA recommended the City Council approve the report of expenses in the amount of \$2,839.35 in order that the charges be filed and recorded against the property, constituting a special assessment and lien and authorize that the Notice and Lien of Assessment be filed and recorded with the County Treasurer's Office.

TOM McGOWAN asked if any of these property owners are local residents and what percentage are out-of-town owners. MAYOR GOODMAN replied that many are out-of-town owners. MR. McGOWAN asked about a code provision mandating owners regularly inspect and properly maintain their properties. If such provision does not exist, he asked that it be implemented.

COUNCILMAN REESE asked about any provision requiring owners to install fencing around the property. MR. SEMENZA replied that if the property is cleaned a second time, the City could make such a request.

TODD FARLOW, 240 North 19th Street, suggested subpoenaing property owners to appear before City Council to apply pressure. MAYOR GOODMAN responded that it would be difficult to subpoena an out-of-state party because it would have to go through a court and it could be very expensive. MR. SEMENZA added that 10% of properties abated are locally owned. Most are abandoned homes where a mortgage company has to wait a year to take them back. Once the mortgage company does so, the home is refurbished and resold.

DEPUTY CITY ATTORNEY DAN STILL confirmed with MAYOR GOODMAN that he understands the Council's concerns and frustration with boarded properties. The biggest hurdle is gaining positive control of the property, either by the City, CDC or a responsible party willing to take ownership and do something positive with the property. He will incorporate all the suggestions in researching and preparing a report in 30 days as directed under Item 49. The report will provide solid, legal answers concerning the issues.

CITY COUNCIL MEETING OF FEBRUARY 18, 2004
Neighborhood Services Department
Item 68 – N/E corner of H Street and Jackson Avenue

MINUTES – Continued:

MAYOR GOODMAN indicated that he will be attending an advisory meeting in conjunction with the Conference of Mayors where he will consult with other Mayors as relates to this issue. The problem must be widespread throughout the country.

COUNCILMAN WEEKLY supported condemnation of a vacant lot not cared for by a property owner and turning it over to CDC, HUD or a non-profit organization for development as affordable housing. He directed MR. SEMENZA to inspect a lot recently cleaned that is in need of cleaning again. The property should be fenced and the owner notified that extreme measures will be taken if they do not adhere to what is asked of them.

MAYOR GOODMAN pointed out that as a local business, Milan Bakery should have been contacted. MR. SEMENZA confirmed that they were served legal notification through a Notice and Order.

No one appeared in opposition.

MAYOR GOODMAN declared the public hearing closed.

(1:22 – 1:29)

3-231

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: FEBRUARY 18, 2004

DEPARTMENT: NEIGHBORHOOD SERVICES**DIRECTOR: ORLANDO SANCHEZ**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

Public hearing to consider the report of expenses to recover costs for abatement of a dangerous building located at 1611 Euclid Avenue. PROPERTY OWNER: GARY STEPHEN BLAKE – Ward 3 (Reese)

Fiscal Impact☐**No Impact****Amount:** \$1,943.05☒**Budget Funds Available****Dept./Division:** Neighborhood Services/Response☐**Augmentation Required****Funding Source:** General Fund**PURPOSE/BACKGROUND:**

The condition of the property was a public hazard and an attractive nuisance. The Department of Neighborhood Services declared the property in violation and started legal notification. When no corrective action was taken nor an appeal filed, ADS Consulting, Inc. was hired to abate the problem by boarding and securing all doors, windows and openings; removing all trash, debris, litter and garbage from the entire property; removing the motor home, the Dodge pick up truck, and all dead/dry/overgrown vegetation; and by posting “No Trespassing” signs on the property.

RECOMMENDATION:

That the City Council: 1. Approve the report of expenses in the amount of \$1,943.05 in order that the above charges be filed and recorded against the property, constituting a special assessment and lien. 2. Authorize that the Notice and Lien of Assessment be duly recorded with the County Treasurer.

BACKUP DOCUMENTATION:

1. Agenda Memo
2. Location Map
3. Report of Expenses
4. Contractor Disclosure
5. Notice of Public Hearing
6. Chronological List of Events
7. Copy of the Notice and Claim of Lien
8. Video shown but not submitted

MOTION:**REESE – APPROVED the action of Neighborhood Services – UNANIMOUS**

CITY COUNCIL MEETING OF FEBRUARY 18, 2004
Neighborhood Services Department
Item 69 – 1611 Euclid Avenue

MINUTES:

MAYOR GOODMAN declared the Public Hearing open.

The property owner was not present.

DAVID SEMENZA, Neighborhood Services, presented a video of the subject property and stated that the condition of the property was a public hazard and an attractive nuisance. The abandoned building was open and accessible. It was corrected by removing abandoned vehicles, trash and debris, and securing the building. The Department of Neighborhood Services declared the property in violation and started legal notification. When no corrective action was taken or appeal filed, ADS Consulting, Inc. was hired to abate the problem. MR. SEMENZA recommended the City Council approve the report of expenses in the amount of \$1,943.05 in order that the charges be filed and recorded against the property, constituting a special assessment and lien and authorize that the Notice and Lien of Assessment be filed and recorded with the County Treasurer's Office.

No one appeared in opposition.

MAYOR GOODMAN declared the public hearing closed.

(1:29 – 1:30)

3-451

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: FEBRUARY 18, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

PLANNING & DEVELOPMENT DEPARTMENT PM SESSION INDEX:

CONSENT AGENDA

- EXTENSION OF TIME - SPECIAL USE PERMIT
70 EOT-3538 - Sonoran Barbeque Nevada, Limited Liability Company on behalf of Restaurant Row, Limited Liability Company

DISCUSSION/ACTION ITEMS

- DEVELOPMENT AGREEMENT
71 ABEYANCE ITEM - DIR-3451 - Southwest Desert Equities, Limited Liability Company
- REZONING RELATED TO DIR-3451 - PUBLIC HEARING
72 ABEYANCE ITEM - ZON-3241 - Cliff's Edge, Limited Liability Company
- SITE DEVELOPMENT PLAN REVIEW
73 SDR-3201 - Tabernacle of Praise Church of God in Christ on behalf of The Bureau of Land Management
- REVIEW OF CONDITION
74 ROC-3757 - Applicant: Daisy Lee, Limited Liability Company - Owner: Florence Enterprises, Limited Liability Company
- REVIEW OF CONDITION - PUBLIC HEARING
75 ROC-3494 - KB Home on behalf of Iron Mountain Ranch Alliance, Limited Liability Company
- SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING
76 SDR-3502 - Nicholle Jones-Parker on behalf of Barbara Ann Hollier
- MASTER SIGN PLAN - PUBLIC HEARING
77 MSP-3493 - Precision Construction, Inc. on behalf of Coronado Bay Sahara, Limited Liability Company
- MASTER PLAN OF STREETS AND HIGHWAYS - PUBLIC HEARING
78 MSH-3453 - City of Las Vegas

City of Las Vegas

PLANNING & DEVELOPMENT - Page Two

INDEX

City Council Meeting of February 18, 2004

- 79 WAIVER OF TITLE 18 - PUBLIC HEARING
 WVR-3430 - Concordia Homes
- 80 MAJOR MODIFICATION TO THE LONE MOUNTAIN WEST MASTER PLAN - PUBLIC HEARING
 MOD-3508 - RL Homes on behalf of Tony L. and Sheryl L. Dixon & Roberta Bradshaw
- 81 REZONING RELATED TO MOD-3508 - PUBLIC HEARING
 ZON-3499 - RL Homes on behalf of Tony L. and Sheryl L. Dixon & Roberta Bradshaw
- 82 VARIANCE RELATED TO MOD-3508 AND ZON-3499 - PUBLIC HEARING
 VAR-3510 - RL Homes on behalf of Tony L. and Sheryl L. Dixon & Roberta Bradshaw
- 83 SITE DEVELOPMENT PLAN REVIEW RELATED TO MOD-3508, ZON-3499 AND VAR-3510 - PUBLIC HEARING
 SDR-3501 - RL Homes on behalf of Tony L. and Sheryl L. Dixon & Roberta Bradshaw
- 84 VACATION RELATED TO MOD-3508, ZON-3499, VAR-3510 AND SDR-3501 - PUBLIC HEARING
 VAC-3506 - RL Homes on behalf of Tony L. and Sheryl L. Dixon & Roberta Bradshaw
- 85 VACATION - PUBLIC HEARING
 VAC-3433 - PH SSA, Limited Liability Company on behalf of The Schneider Family Trust
- 86 VARIANCE - PUBLIC HEARING
 VAR-3480 - Shapin Allen Trust
- 87 **VAR-3488** - Astoria Homes on behalf of Astoria Northwest 40, Limited Liability Company
- 88 WAIVER TO TITLE 18 RELATED TO VAR-3488 - PUBLIC HEARING
 WVR-3492 - Astoria Homes on behalf of Astoria Northwest 40, Limited Liability Company
- 89 SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-3488 AND WVR-3492 - PUBLIC HEARING
 SDR-3482 - Astoria Homes on behalf of Astoria Northwest 40, Limited Liability Company

City of Las Vegas

PLANNING & DEVELOPMENT - Page Three

INDEX

City Council Meeting of February 18, 2004

- SPECIAL USE PERMIT - PUBLIC HEARING
- 90 **SUP-3537** - AZ Imports, Inc. on behalf of Oryx Enterprises, Limited Liability Company
- 91 **SUP-3432** - Ebenezer C.O.G.I.C.
- SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-3432 - PUBLIC HEARING
- 92 **SDR-3431** - Ebenezer C.O.G.I.C.
- SPECIAL USE PERMIT - PUBLIC HEARING
- 93 **SUP-3479** - Lamar Outdoor Advertising on behalf of Newberg-Fiorello Development
- 94 **SUP-3491** - Fiesta Homes on behalf of Gunay Sarihan and Razia Isani
- SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-3491 - PUBLIC HEARING
- 95 **SDR-3496** - Fiesta Homes on behalf of Gunay Sarihan and Razia Isani
- GENERAL PLAN AMENDMENT - PUBLIC HEARING
- 96 **GPA-3497** - Carina Corporation on behalf of Tule Springs Plaza, Limited Liability Company
- 97 **GPA-3539** - City of Las Vegas
- 98 **GPA-3388** - Melanie Bittner, et al
- REZONING RELATED TO GPA-3388 - PUBLIC HEARING
- 99 **ZON-3474** - Melanie Bittner, et al
- GENERAL PLAN AMENDMENT - PUBLIC HEARING
- 100 **GPA-3418** - City of Las Vegas
- REZONING RELATED TO GPA-3418 - PUBLIC HEARING
- 101 **ZON-3420** - City of Las Vegas
- GENERAL PLAN AMENDMENT - PUBLIC HEARING
- 102 **GPA-3439** - Centennial Court, Limited Liability Company on behalf of Philip H. Davis
- SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-3439 - PUBLIC HEARING
- 103 **SDR-3441** - Centennial Court, Limited Liability Company on behalf of Philip H. Davis

- GENERAL PLAN AMENDMENT - PUBLIC HEARING
104 GPA-3455 - Encore Commercial on behalf of the Church of Jesus Christ of Latter Day Saints
- REZONING RELATED TO GPA-3455 - PUBLIC HEARING
105 ZON-3456 - Encore Commercial on behalf of the Church of Jesus Christ of Latter Day Saints
- SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-3455 AND ZON-3456 - PUBLIC HEARING
106 SDR-3457 - Encore Commercial on behalf of the Church of Jesus Christ of Latter Day Saints
- GENERAL PLAN AMENDMENT - PUBLIC HEARING
107 GPA-3459 - Rick Williams, et al on behalf of Craig/ Buffalo, Limited
- REZONING RELATED TO GPA-3459 - PUBLIC HEARING
108 ZON-3461 - Rick Williams, et al on behalf of Craig/ Buffalo, Limited
- SPECIAL USE PERMIT RELATED TO GPA-3459 AND ZON-3461 - PUBLIC HEARING
109 SUP-3463 - Rick Williams, et al on behalf of Craig/ Buffalo, Limited
- SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-3459, ZON-3461 AND SUP-3463 - PUBLIC HEARING
110 SDR-3462 - Rick Williams, et al on behalf of Craig/ Buffalo, Limited
- GENERAL PLAN AMENDMENT - PUBLIC HEARING
111 GPA-3469 - Canyon Ridge Christian Church
- REZONING RELATED TO GPA-3469 - PUBLIC HEARING
112 ZON-3471 - Canyon Ridge Christian Church
- GENERAL PLAN AMENDMENT - PUBLIC HEARING
113 GPA-3470 - Juan J. Elias
- REZONING RELATED TO GPA-3470 - PUBLIC HEARING
114 ZON-3473 - Juan J. Elias

City of Las Vegas

PLANNING & DEVELOPMENT - Page Five

INDEX

City Council Meeting of February 18, 2004

- SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-3470 AND ZON-3473 - PUBLIC HEARING
115 SDR-3475 - Juan J. Elias
- GENERAL PLAN AMENDMENT - PUBLIC HEARING
116 GPA-3478 - Nevada Homes Group on behalf of Day Star Ventures, Limited Liability Company
- REZONING RELATED TO GPA-3478 - PUBLIC HEARING
117 ZON-3481 - Nevada Homes Group on behalf of Day Star Ventures, Limited Liability Company
- VARIANCE RELATED TO GPA-3478 AND ZON-3481 - PUBLIC HEARING
118 VAR-3487 - Nevada Homes Group on behalf of Day Star Ventures, Limited Liability Company
- SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-3478, ZON-3481 AND VAR-3487 - PUBLIC HEARING
119 SDR-3485 - Nevada Homes Group on behalf of Day Star Ventures, Limited Liability Company
- GENERAL PLAN AMENDMENT - PUBLIC HEARING
120 GPA-3495 - Robert A. Jankovics on behalf of Suzanne M. Galanos
- REZONING RELATED TO GPA-3495 - PUBLIC HEARING
121 ZON-3498 - Robert A. Jankovics on behalf of Suzanne M. Galanos
- GENERAL PLAN AMENDMENT - PUBLIC HEARING
122 GPA-3507 - Lamb of God Lutheran Church
- REZONING RELATED TO GPA-3507 - PUBLIC HEARING
123 ZON-3415 - Lamb of God Lutheran Church
- SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-3507 AND ZON-3415 - PUBLIC HEARING
124 SDR-3398 - Lamb of God Lutheran Church
- GENERAL PLAN AMENDMENT - PUBLIC HEARING
125 GPA-3512 - Daryl Driscoll on behalf of Bright Angel Church of Christ

City of Las Vegas

PLANNING & DEVELOPMENT - Page Six

INDEX

City Council Meeting of February 18, 2004

- REZONING RELATED TO GPA-3512 - PUBLIC HEARING
126 **ZON-3472** - Daryl Driscoll on behalf of Bright Angel Church of Christ
- SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-3512 AND ZON-3472 - PUBLIC HEARING
127 **SDR-3477** - Daryl Driscoll on behalf of Bright Angel Church of Christ
- GENERAL PLAN AMENDMENT - PUBLIC HEARING
128 **GPA-3515** - SF Investments on behalf of Schnider Bovert M&P Family Trust
- REZONING RELATED TO GPA-3515 - PUBLIC HEARING
129 **ZON-3520** - SF Investments on behalf of Schnider Bovert M&P Family Trust
- SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-3515 AND ZON-3520 - PUBLIC HEARING
130 **SDR-3521** - SF Investments on behalf of Schnider Bovert M&P Family Trust
- GENERAL PLAN AMENDMENT - PUBLIC HEARING
131 **GPA-3516** - Richmond American Homes on behalf of Uptown, Limited Partnership
- SPECIAL USE PERMIT RELATED TO GPA-3516 - PUBLIC HEARING
132 **SUP-3518** - Richmond American Homes on behalf of Uptown, Limited Partnership
- SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-3516 AND SUP-3518 - PUBLIC HEARING
133 **SDR-3519** - Richmond American Homes on behalf of Uptown, Limited Partnership

NOT TO BE HEARD BEFORE 4:00 PM

- REVIEW OF CONDITION - PUBLIC HEARING
134 **ROC-2671** - Gerald Garapich, A.I.A., Limited Liability Company on behalf of Grand Teton Lodge Land, Limited Liability Company
- GENERAL PLAN AMENDMENT RELATED TO ROC-2671 - PUBLIC HEARING
135 **GPA-3483** - Gerald Garapich, A.I.A., Limited Liability Company on behalf of Grand Teton Lodge Land, Limited Liability Company
- REZONING RELATED TO ROC-2671 AND GPA-3483 - PUBLIC HEARING
136 **ZON-3509** - Gerald Garapich, A.I.A., Limited Liability Company on behalf of Grand Teton Lodge Land, Limited Liability Company

City of Las Vegas

PLANNING & DEVELOPMENT - Page Seven

INDEX

City Council Meeting of February 18, 2004

NOT TO BE HEARD BEFORE 4:30 PM

GENERAL PLAN AMENDMENT - PUBLIC HEARING
137 **GPA-3484** - Ovation Development on behalf of Santa Fe Hotel, Inc.

REZONING RELATED TO GPA-3484 - PUBLIC HEARING
138 **ZON-3486** - Ovation Development on behalf of Santa Fe Hotel, Inc.

SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-3484 AND ZON-3486 -
PUBLIC HEARING
139 **SDR-3490** - Ovation Development on behalf of Santa Fe Hotel, Inc.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: FEBRUARY 18, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☒

CONSENT

☐

DISCUSSION

SUBJECT:

EXTENSION OF TIME - EOT-3538 - SONORAN BARBEQUE NEVADA, LIMITED LIABILITY COMPANY ON BEHALF OF RESTAURANT ROW, LIMITED LIABILITY COMPANY - Request for an Extension of Time of an approved Special Use Permit (U-0018-97) FOR A SUPPER CLUB at 1951 North Rainbow Boulevard (APN: 138-22-713-003), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Ward 6 (Mack). The Planning Commission (5-0 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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0

RECOMMENDATION:

The Planning Commission (5-0 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

REESE – APPROVED subject to conditions – UNANIMOUS

MINUTES:

There was no discussion.

(1:30 – 1:31)

3-496

CONDITIONS:

Planning and Development

1. This Reinstatement and Extension of Time will expire on January 23, 2005 unless another Extension of Time is approved by the City Council.
2. Conformance to the conditions of approval for Special Use Permit (U-0018-97) and all other subsequent site related actions as required by the Planning and Development Department and Department of Public Works.
3. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: FEBRUARY 18, 2004

DEPARTMENT: PLANNING & DEVELOPMENT**DIRECTOR: ROBERT S. GENZER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

ABEYANCE ITEM - DEVELOPMENT AGREEMENT - **DIR-3451 - SOUTHWEST DESERT EQUITIES, LIMITED LIABILITY COMPANY** - Request for a Development Agreement for the Cliff's Edge Development on approximately 1,150 acres generally located adjacent to the south side of Grand Teton Drive, between Hualapai Way and Puli Road (APN: Multiple), Ward 6 (Mack). The Planning Commission (6-0 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

The Planning Commission (6-0 vote) and staff recommend APPROVAL.

BACKUP DOCUMENTATION:

Location Map – Not Applicable

Conditions For This Application – Not Applicable

Staff Report

Development Agreement between the City of Las Vegas and Cliff's Edge, LLC

Submitted at Council meeting – Revised Development Agreement

MOTION:

MACK – APPROVED – UNANIMOUS

MINUTES:

ATTORNEY MARK FIORENTINO, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, appeared on behalf of the applicant and presented a development agreement for the Cliff's Edge Master Planned Community. He pointed out that some minor changes have been made since the Planning Commission meeting. The changes were made primarily at the request of the Public Works Department and have been reviewed by the City Attorney.

COUNCILMAN BROWN, referring to the Parks and Trails, Section 6.1 and Exhibit E, Maintenance Plan, asked who is responsible for maintaining the parks and trails. ATTORNEY FIORENTINO replied that it depends on the level of amenity. The parks and the regional trail,

CITY COUNCIL MEETING OF FEBRUARY 18, 2004
Planning and Development Department
Item 71 – DIR-3451

MINUTES – Continued:

being built as a portion of this project, and the larger trail on the parkway loop, will ultimately be dedicated to the City for the City to maintain. The developer, through a homeowners association, will maintain the pocket parks within the subdivision and the landscaping. He verified for COUNCILMAN BROWN that the earlier reference dedicating the pocket parks to the City was an error and was corrected after the Planning Commission meeting.

COUNCILMAN BROWN commented that the City is moving away from the landscaped trail situation and its long-term maintenance impact on City staff. Since the pocket parks are the responsibility of the owners, he asked that when the development agreement is finally adopted as an ordinance, that LARRY HAUGSNESS, Director of Field Operations, and his maintenance staff understand what is agreed upon and the potential fiscal impact on that department over the next five to ten years.

Under Section 4.11, Subsection B, Development of Non-Owner Parcels, on Page 13, COUNCILMAN BROWN questioned whether compatibility and approval for the out parcels would ultimately be made by the City or that the owner will assume some kind of authority to approve. ATTORNEY FIORENTINO replied that the development agreement involves a very large and detailed set of design criteria to govern the entire project. It is in the best interest of the applicant, the people who live in the area and the City that development be consistent with these design guidelines. Once it has been reviewed to see if it conforms to the standards or not, the application goes through the regular public hearing process with the City Council making the decision. COUNCILMAN BROWN verified with ATTORNEY FIORENTINO that the overall residential density is slightly less than eight units per acre.

TODD FARLOW, 240 North 19th Street, stated his belief that the trails be maintained by the City and expressed concern with funding to maintain them.

COUNCILMAN MACK thanked ATTORNEY FIORENTINO for working closely with the adjacent residents and City staff. ATTORNEY FIORENTINO commended staff for the effort and numerous hours they put into the design guidelines and the development agreement.

(1:31 – 1:40)

3-506

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: FEBRUARY 18, 2004**

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

ABEYANCE ITEM - REZONING RELATED TO DIR-3451 - PUBLIC HEARING - ZON-3241 - CLIFF'S EDGE, LIMITED LIABILITY COMPANY - Request for a Rezoning FROM:U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] TO: PD (Planned Development) on 90.0 acres generally located between Grand Teton Drive, Centennial Parkway, Hualapai Way and the Corporate City Limits (APN: multiple), Ward 6 (Mack). The Planning Commission (6-0 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1
0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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0

RECOMMENDATION:

The Planning Commission (6-0 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

MACK – APPROVED subject to conditions – UNANIMOUS

MINUTES:

MAYOR GOODMAN declared the Public Hearing open.

ATTORNEY MARK FIORENTINO, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, appeared on behalf of the applicant and stated that the subject parcels were acquired since the plan was approved and were being incorporated into the plan.

COUNCILMAN MACK thanked Planning and Public Works staff, as well as the City Manager Office, for the many hours they put into the development agreement.

No one appeared in opposition.

MAYOR GOODMAN declared the Public Hearing closed.

(1:40 – 1:41)

CITY COUNCIL MEETING OF FEBRUARY 18, 2004
Planning and Development Department
Item 72 – ZON-3241

CONDITIONS:

Planning and Development

1. Site Development Plan Review applications as required by the Development Agreement prior to issuance of any permits, any site grading, and all development activity for the site.
2. Compliance with MOD-3189.

Public Works

3. Upon development of the individual parcels of this site, appropriate rights-of-way will be required according to the approved development guidelines for Cliff's Edge and to City of Las Vegas standards.
4. Obtain City Council approval to amend the City's Master Plan of Streets and Highways as recommended by the approved Traffic Access Analysis Report prior to the submittal of any Final Maps on this site as required by the Department of Public Works. A Tentative Map proposing to incorporate the public streets proposed to be amended may be submitted prior to formal approval of the amendment to the Master Plan of Streets and Highways by the City Council, however, if the required amendment cannot be approved for any reason; such Tentative Maps shall be rendered NULL AND VOID and a new Tentative Map showing the appropriate rights-of-way shall be submitted. The proposed amendment to the Master Plan of Streets and Highways must be approved by the City Council prior to the recordation of a Final Map overlying any conflicting public rights-of-way on this site.
5. The construction of half-street, or full-width if applicable, improvements including appropriate overpaving (if legally able) of all streets proposed as part of the Master Development Plan must be constructed by the Master Developer as proposed within the Master Traffic Impact Analysis. A phasing plan detailing the timing of the construction of all required improvements must be submitted to and approved by the Department of Public Works prior to the issuance of grading, building or off-site improvements or the recordation of any map dividing this project site, whichever may occur first; all required off-site improvements shall be constructed in accordance with such approved plan. Provide paved legal access meeting current standards to each phase of this project site from an existing paved public street prior to occupancy of any units within each phase. Where this site is required to construct public street improvements on two sides of a not a part piece or is needed for pavement continuity, widened paving shall be constructed

CITY COUNCIL MEETING OF FEBRUARY 18, 2004
Planning and Development Department
Item 72 – ZON-3241

CONDITIONS – Continued:

- adjacent to the not a part piece unless specifically allowed otherwise as determined by the City Engineer. Additional paved access routes, including the development of temporary, access road improvements on Grand Teton Drive and/or Hualapai Way with additional traffic lanes may be required if recommended by the approved Traffic Access Analysis Report or if requested by the Traffic Engineer based on construction traffic patterns and/or the impact of this rezoning site's traffic on the surrounding neighborhood.
6. A plan detailing the extension and oversizing of the public sanitary sewer system to bring public sanitary sewer to this site to a location, along an alignment, and to an acceptable depth must be accepted by the Collection Systems Planning section of the Department of Public Works prior to issuance of any permits. The sanitary sewer plan shall identify infrastructure networks, design alignments and depth requirements. The sanitary sewer plan shall propose the dedication of right-of-way or easements and construction of such required improvements by the Master Developer. The sanitary sewer plan shall also include a Phasing Plan identifying appropriate threshold points (such as a certain number of units built or building within certain geographical locations) that will trigger when improvements are to be implemented and completed. All required public sewer easements necessary to connect this site to the existing public sewer system shall be provided to the City prior to City approval of sewer construction plans, or the issuance of any permits as required by the Department of Public Works. Additional public sanitary sewer lines may be required to be extended to this project site; such requirements shall be dictated by the City Engineer; phased development and compliance with this condition is acceptable if a plan is accepted by the City Engineer.
 7. A Master Traffic Impact Analysis for the overall site covered by this Rezoning Application must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Final Map for this site. The Master Traffic Impact Analysis shall identify roadway infrastructure networks, geometric design, alignments and Traffic Signalization requirements. The Master Plan shall propose the dedication of right-of-way and construction of such required improvements, including a Phasing Plan identifying appropriate threshold points (such as a certain number of units built or building within certain geographical locations) that will trigger when improvements are to be implemented and completed. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 and #234.2 to determine additional right-of-way requirements adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing

CITY COUNCIL MEETING OF FEBRUARY 18, 2004
Planning and Development Department
Item 72 – ZON-3241

CONDITIONS – Continued:

- #201.1 shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. Compliance with the recommendations of the approved Traffic Impact Analysis is required prior to occupancy of this site. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.
8. A Master Drainage Plan and Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The Master Developer of this site shall be responsible to construct such drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.
 9. Site-specific Drainage Plans and Traffic Access Analysis Reports may be required as each internal site develops as required by the Department of Public Works. The City reserves the right to impose additional site-specific conditions with future site development actions.
 10. Homeowners' Associations or other private maintenance organizations shall be established to maintain all multi-use trails, perimeter walls, landscaping, and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
 11. The final design and conditions for each section within this development shall be determined at the time of approval of site specific actions associated to each site.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: FEBRUARY 18, 2004

DEPARTMENT: PLANNING & DEVELOPMENT**DIRECTOR: ROBERT S. GENZER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

SITE DEVELOPMENT PLAN REVIEW - SDR-3201 - TABERNACLE OF PRAISE CHURCH OF GOD IN CHRIST ON BEHALF OF THE BUREAU OF LAND MANAGEMENT - Request for a Site Development Plan Review FOR EXISTING TEMPORARY MODULAR TRAILERS TO BECOME PERMANENT on 5 acres at 7550 Constantinople Avenue (APN: 138-10-101-020), U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation], Ward 4 (Brown). The Planning Commission (4-1 vote) and staff recommend DENIAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

The Planning Commission (4-1 vote) and staff recommend DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

REESE – Motion to HOLD IN ABEYANCE Item 73 [SDR-3201] and Item 93 [SUP-3479] to 3/3/2004 and Item 113 [GPA-3470], Item 114 [ZON-3473], Item 115 [SDR-3475], Item 134 [ROC-2671], Item 135 [GPA-3483] and Item 136 [ZON-3509] to 3/17/2004; Accept the WITHDRAWAL WITHOUT PREJUDICE of Item 102 [GPA-3439] and 103 [SDR-3441] – UNANIMOUS with GOODMAN abstaining on Item 93 [SUP-3479] because someone in his law firm is negotiating with a billboard company from which he may benefit

MINUTES:

There was no discussion.

(1:14 – 1:19)

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**CITY COUNCIL MEETING OF: FEBRUARY 18, 2004****DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: ROBERT S. GENZER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

REVIEW OF CONDITION - ROC-3757 - APPLICANT: DAISY LEE, LIMITED LIABILITY COMPANY - OWNER: FLORENCE ENTERPRISES, LIMITED LIABILITY COMPANY - Request for a Review of Conditions No. 4, 5, and 7 regarding minimum lot size and setbacks of an approved Site Development Plan Review (SDR-2598) FOR A 58-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 4.8 acres adjacent to the west side of North Jones Boulevard, approximately 620 feet north of West Lake Mead Boulevard (APN: 138-23-601-007), R-E (Residence Estates) Zone under Resolution of Intent to R-PD12 (Residential Planned Development - 12 Units Per Acre), Ward 6 (Mack). Staff recommends APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

MACK – APPROVED subject to conditions – UNANIMOUS

NOTE: COUNCILMAN MACK disclosed that the subject property is located in the vicinity of a SuperPawn owned by his brother, STEVEN MACK. He has not spoken to his brother and believes that this review will not have any affect on his business, and therefore will vote on the item.

MINUTES:

MAYOR GOODMAN declared the Public Hearing open.

SHARON BULLOCK, 2009 Alta Drive, appeared on behalf of the applicant and concurred with staff recommendations.

No one appeared in opposition.

CITY COUNCIL MEETING OF FEBRUARY 18, 2004
Planning and Development Department
Item 74 – ROC-3757

MINUTES – Continued:

MAYOR GOODMAN declared the Public Hearing closed.

(1:41 – 1:42)

3-853

CONDITIONS:

1. Replace condition 4 with the following: “The building height shall not exceed two stories or 35 feet, whichever is less.”
2. Replace condition 5 with the following:
The setbacks for this development shall be:
Setbacks – Exterior Lots (Typical)
 - Front = maximum of 5 feet to the front of the garage and a minimum of 18 feet to the back of the carport as measured from back of sidewalk or from back of curb if no sidewalk is provided
 - Side = 3 feet on one side and 6 feet on the other side
 - Rear = 8 feet and 4 feet for the lots along Jones Boulevard
Setbacks– Exterior Lots (Knuckle Lots)
 - Front = minimum of 18 feet to the front of house/garage/carport as measured from back of sidewalk or from back of curb if no sidewalk is provided
 - Side = 3 feet on one side and 5 feet on the other side
 - Rear = 8 feet
Setbacks – Interior Lots (including corner lots)

Front = maximum of 5 feet to the front of the garage and a minimum of 18 feet to the back of the carport as measured from back of sidewalk or from back of curb if no sidewalk is provided

Side= 3 feet on one side and 6 feet on the other side

Rear = 4 feet
3. Condition 7 shall be deleted.
4. Conformance to all other Conditions of Approval for Site Development Plan Review (SDR-2598).

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: FEBRUARY 18, 2004**DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: ROBERT S. GENZER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

REVIEW OF CONDITION - PUBLIC HEARING - ROC-3494 - KB HOME ON BEHALF OF IRON MOUNTAIN RANCH ALLIANCE, LIMITED LIABILITY COMPANY - Request for a Review of Condition No. 6 of an approved Site Development Plan Review [Z-0059-01(2)] TO MODIFY THE REAR SETBACK TO ALLOW A 12 FOOT REAR SETBACK WHERE A 15 FOOT REAR SETBACK IS REQUIRED on approximately 40 acres adjacent to the northeast corner of Brent Lane and Bradley Road (APN: 125-12-501-004, 125-12-510-001 through 078), R-E (Residence Estates) Zone under Resolution of Intent to R-PD7 (Residential Planned Development - 7 Units Per Acre), Ward 6 (Mack). The Planning Commission (4-1 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

The Planning Commission (4-1 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

MACK – APPROVED subject to condition – UNANIMOUS

MINUTES:

MAYOR GOODMAN declared the Public Hearing open.

CHRISTA SQUILLANTE, 750 Pilot Road, appeared on behalf of KB Home and concurred with staff conditions.

TOM McGOWAN, Las Vegas resident, asked the reason for the reduction of the rear setback. COUNCILMAN MACK replied that the Regional Transportation Commission (RTC) requested it for a bus turnout lane. MR. McGOWAN argued a bus turnout was not provided at Bonanza Road, where a handicapped person cannot descend from the bus onto the sidewalk because there is not enough setback.

No one appeared in opposition.

CITY COUNCIL MEETING OF FEBRUARY 18, 2004
Planning and Development Department
Item 75 – ROC-3494

MINUTES – Continued:

MAYOR GOODMAN declared the Public Hearing closed.

(1:42 – 1:44)

3-910

CONDITIONS:

Planning and Development

1. Condition number 6 of the Site Development Plan Review is amended so that all of the rear yard setbacks for this development shall be 12 feet.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: FEBRUARY 18, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

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DISCUSSION

SUBJECT:

SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - **SDR-3502 - NICHOLLE JONES-PARKER ON BEHALF OF BARBARA ANN HOLLIER TRUST** - Request for a Site Development Plan Review FOR THE CONVERSION OF AN EXISTING OFFICE TO A CHILD CARE CENTER at 3101 West Charleston Boulevard (APN: 162-05-112-008), P-R (Professional Office and Parking) Zone, Ward 1 (Moncrief). The Planning Commission (5-0 vote) and staff recommend APPROVAL. **(NOTE: Planning Commission agenda and Public Hearing notice incorrectly reflected the address as 3701 West Charleston Boulevard.)**

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

The Planning Commission (5-0 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Back up referenced from the 1/22/2004 Planning Commission meeting Item 93

MOTION:

MONCRIEF – APPROVED subject to conditions – UNANIMOUS

MINUTES:

MAYOR GOODMAN declared the Public Hearing open.

SHERILYN HIDALGO appeared on behalf of the applicant.

No one appeared in opposition.

There was no discussion.

MAYOR GOODMAN declared the Public Hearing closed.

(1:44 – 1:45)

3-967

CITY COUNCIL MEETING OF FEBRUARY 18, 2004
Planning and Development Department
Item 76 – SDR-3502

CONDITONS:

Planning and Development

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
2. All development shall be in conformance with the site plan and building elevations date-stamped February 18, 2004, except as amended by conditions herein.
3. Conformance to all Minimum Requirements under Title 19.04.040 for a Child Care Center use.
4. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems should be cause for revocation of a business license.]
5. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
6. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize ‘shoe-box’ fixtures and downward-directed lights. Wallpack lighting shall utilize ‘shoe-box’ fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
7. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
8. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
9. All City Code requirements and design standards of all City departments must be satisfied.
10. Trash enclosures shall be constructed to include screen walls and a roof.
11. The applicant shall meet with Planning and Development Staff to develop an address plan prior to the issue of permits.

CITY COUNCIL MEETING OF FEBRUARY 18, 2004
Planning and Development Department
Item 76 – SDR-3502

CONDITONS – Continued:

Public Works

12. Provide a traffic chord easement on the southwest corner on Charleston Boulevard and Campbell Drive. Coordinate with the Right-of-way Section of the Department of Public Works for assistance in preparing the appropriate documents.
13. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.
14. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, or compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

15. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways as recommended.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: FEBRUARY 18, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

MASTER SIGN PLAN - PUBLIC HEARING - MSP-3493 - PRECISION CONSTRUCTION, INC. ON BEHALF OF CORONADO BAY SAHARA, LIMITED LIABILITY COMPANY - Request for a Master Sign Plan FOR A PROPOSED BUSINESS PARK at 7936 West Sahara Avenue (APN: 163-04-805-003), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial) Ward 1 (Moncrief). The Planning Commission (4-1 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

The Planning Commission (4-1 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Submitted at Council meeting – Written comments by Tom McGowan

MOTION:

MONCRIEF – APPROVED subject to conditions – UNANIMOUS

MINUTES:

MAYOR GOODMAN declared the Public Hearing open.

RICH HINSHAW, 5119 South Cameron Avenue, appeared on behalf of the applicant and concurred with all conditions.

TOM MCGOWAN, Las Vegas resident, asked for the names of the principal owners, corporate officers and location of the applicant.

No one appeared in opposition.

CITY COUNCIL MEETING OF FEBRUARY 18, 2004
Planning and Development Department
Item 77 – MSP-3493

MINUTES – Continued:

MAYOR GOODMAN declared the Public Hearing closed.

(1:45 – 1:47)

3-1005

CONDITONS:

Planning and Development

1. Conformance to the sign criteria, sign elevations, and building elevations as submitted, except as amended by conditions herein.
2. Any signage on Building A.1 and Building C.1 facing Via Olivero Avenue shall be non-illuminated in accordance with the requirements of Title 19.14.
3. The freestanding pylon sign may be constructed as depicted on the site development plan with landscaping installed that is consistent with the property to the east.
4. All signage shall have proper permits obtained through the Building and Safety Department.
5. Address numbers shall be provided as required by the Planning and Development Department.
6. Any future amendments to the Master Sign Plan that are in compliance with the requirements of Title 19.14 for the subject-zoning district may be reviewed and approved administratively by the Planning and Development Department.

Public Works

7. Site development to comply with all applicable conditions of approval for the Coronado Bay Phase II (Commercial Subdivision) and all other subsequent site-related actions.
8. Signs shall not be located within public right-of-way, existing or proposed public sewer or drainage easements, or interfere with Site Visibility Restriction Zones.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: FEBRUARY 18, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

MASTER PLAN OF STREETS AND HIGHWAYS - PUBLIC HEARING - **MSH-3453 - CITY OF LAS VEGAS** - Request to amend the Master Plan of Streets and Highways TO UPDATE THE CIRCULATION SYSTEM FOR THE CENTENNIAL HILLS AREA NORTH OF CHEYENNE AVENUE, SOUTH OF MOCCASIN ROAD, EAST OF PULI ROAD AND WEST OF DECATUR BOULEVARD, Wards 5 (Weekly) and 6 (Mack). The Planning Commission (5-0 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

The Planning Commission (5-0 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

WEEKLY – APPROVED subject to condition – UNANIMOUS with MONCRIEF not voting

MINUTES:

MAYOR GOODMAN declared the Public Hearing open.

COUNCILMAN MACK explained that the amendment is required because there is a need for an outer Beltway to service the far northwest, as the City grows.

No one appeared in opposition.

MAYOR GOODMAN declared the Public Hearing closed.

(1:47 – 1:48)

3-1061

CONDITONS:

1. City Staff is empowered to modify this application, if necessary, for technical concerns or other related review actions provided current City of Las Vegas requirements are still complied with and the intent of the submitted Master Plan of Streets and Highways is satisfied.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: FEBRUARY 18, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

WAIVER OF TITLE 18 - PUBLIC HEARING - **WVR-3430 - CONCORDIA HOMES** - Request for a waiver to Title 18.12.160 TO ALLOW APPROXIMATELY 68 FEET BETWEEN STREET INTERSECTIONS WHERE 220 FEET IS THE MINIMUM DISTANCE SEPARATION REQUIRED adjacent to the southwest corner of Moxley Creek Street and Stange Avenue (APN: 137-01-201-013), PD (Planned Development) Zone, Ward 4 (Brown). The Planning Commission (5-0 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

The Planning Commission (5-0 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application - Not Applicable
3. Staff Report

MOTION:

BROWN – APPROVED – UNANIMOUS

MINUTES:

MAYOR GOODMAN declared the Public Hearing open.

LORA DREJA, 2727 South Rainbow Boulevard, appeared on behalf of Concordia Homes and clarified the distance separation as 168 feet. BART ANDERSON, Public Works Department, pointed out that the original plan included a street on the west edge to provide access to parcels to the south.

No one appeared in opposition.

MAYOR GOODMAN declared the Public Hearing closed.

(1:48 – 1:50)

3-1099

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: FEBRUARY 18, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

MAJOR MODIFICATION TO THE LONE MOUNTAIN WEST MASTER PLAN - PUBLIC HEARING - **MOD-3508 - RL HOMES ON BEHALF OF TONY L. AND SHERYL L. DIXON & ROBERTA BRADSHAW** - Request for a Major Modification to the Lone Mountain West Master Plan TO INCLUDE THIS SITE INTO THE LONE MOUNTAIN WEST MASTER PLAN AND CHANGE THE LAND USE DESIGNATION FROM: NC (NEIGHBORHOOD COMMERCIAL) TO: ML (MEDIUM-LOW DENSITY RESIDENTIAL) on 5.49 acres adjacent to the south side of Alexander Road, approximately 290 feet west of Cliff Shadows Parkway (APN: 137-12-101-001), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] [PROPOSED: PD (Planned Development)], Ward 4 (Brown). The Planning Commission (4-0-1 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
 City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
 City Council Meeting

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RECOMMENDATION:

The Planning Commission (4-0-1 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

BROWN – APPROVED subject to conditions – UNANIMOUS

MINUTES:

MAYOR GOODMAN declared the Public Hearing open for Item 80 [MOD-3508], Item 81 [ZON-3499], Item 82 [VAR-3510], Item 83 [SDR-3501] and Item 84 [VAC-3506].

ATTORNEY MARK FIORENTINO, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, appeared on behalf of the applicant and concurred with all conditions. The property is boarded by a future planned park, on the north by similar density and on the east by a recently approved church. The proposed project is appropriate for this location.

CITY COUNCIL MEETING OF FEBRUARY 18, 2004
Planning and Development Department
Item 80 – MOD-3508

MINUTES – Continued:

TODD FARLOW, 240 North 19th Street, confirmed with MARGO WHEELER, Deputy Director, Planning and Development Department, that there is no problem with the trails. He pointed out that the church would be built according to sustainable architecture and hoped that the proposed project will also.

MS. WHEELER read into the record an amendment to Condition 6 of the site development plan review, to which ATTORNEY FIORENTINO concurred.

No one appeared in opposition.

MAYOR GOODMAN declared the Public Hearing closed for Item 80 [MOD-3508], Item 81 [ZON-3499], Item 82 [VAR-3510], Item 83 [SDR-3501] and Item 84 [VAC-3506].

NOTE: All discussion for Item 80 [MOD-3508], Item 81 [ZON-3499], Item 82 [VAR-3510], Item 83 [SDR-3501] and Item 84 [VAC-3506] took place under Item 80 [MOD-3508].

(1:50 – 1:55)

3-1175

CONDITONS:

Planning and Development

1. A Rezoning (ZON-3499) to PD (Planned Development), Site Development Plan Review (SDR-3501), and Variance (VAR-3510) shall be approved by the City Council at a Public Hearing.
2. Conformance to the Lone Mountain Master Development Plan, except as amended by this request.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: FEBRUARY 18, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

REZONING RELATED TO MOD-3508 - PUBLIC HEARING - **ZON-3499 - RL HOMES ON BEHALF OF TONY L. AND SHERYL L. DIXON & ROBERTA BRADSHAW** - Request for a Rezoning FROM: U (UNDEVELOPED) [PCD (Planned Community Development) General Plan Designation] TO: PD (PLANNED DEVELOPMENT) on 5.49 acres adjacent to the south side of Alexander Road, approximately 290 feet west of Cliff Shadows Parkway (APN: 137-12-101-001), Ward 4 (Brown). The Planning Commission (4-0-1 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

The Planning Commission (4-0-1 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

BROWN – APPROVED subject to conditions – UNANIMOUS

MINUTES:

NOTE: See Item 80 [MOD-3508] for all related discussion.

(1:50 – 1:55)

3-1175

CONDITONS:

Planning and Development

1. A Resolution of Intent with a two-year time limit.
2. A Major Modification (MOD-3508), a Variance (VAR-3510) and a Site Development Plan Review (SDR-3501) application approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.

CITY COUNCIL MEETING OF FEBRUARY 18, 2004
Planning and Development Department
Item 81 – ZON-3499

CONDITIONS – Continued:

Public Works

3. Dedicate 30 feet of right-of-way adjacent to this site for Alexander Road prior to the issuance of any permits.
4. Construct half-street improvements on Alexander Road adjacent to this site concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the west boundary of this site prior to construction of hard surfacing (asphalt or concrete).
5. In accordance with the requirements of the Lone Mountain West Master Plan, the developer of this site shall contribute \$42,492.60 towards the development of “Park #2” within the Lone Mountain West Master Plan Area. Payment shall be collected by the Land Development Section prior to approval of construction drawings, the issuance of any permits or release of a Final Map related to this site, whichever may occur first.
6. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
7. An update to the Master Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits or the recordation of a Map subdividing this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic

CITY COUNCIL MEETING OF FEBRUARY 18, 2004
Planning and Development Department
Item 81 – ZON-3499

CONDITIONS – Continued:

Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, or compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

8. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: FEBRUARY 18, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

VARIANCE RELATED TO MOD-3508 AND ZON-3499 - PUBLIC HEARING - **VAR-3510 - RL HOMES ON BEHALF OF TONY L. AND SHERYL L. DIXON & ROBERTA BRADSHAW** - Request for a Variance TO ALLOW 6,510 SQUARE FEET OF OPEN SPACE WHERE 10,560 SQUARE FEET OF OPEN SPACE IS REQUIRED on 5.49 acres adjacent to the south side of Alexander Road, approximately 290 feet west of Cliff Shadows Parkway (APN: 137-12-101-001), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] [PROPOSED: PD (Planned Development)], Ward 4 (Brown). Staff recommends DENIAL. The Planning Commission (4-0-1 vote) recommends APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

2
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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends DENIAL. The Planning Commission (4-0-1 vote) recommends APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

BROWN – APPROVED subject to conditions – UNANIMOUS

MINUTES:

NOTE: See Item 80 [MOD-3508] for all related discussion.

(1:50 – 1:55)

3-1175

CONDITONS:

Planning and Development

1. This Variance shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.

CITY COUNCIL MEETING OF FEBRUARY 18, 2004
Planning and Development Department
Item 82 – VAR-3510

CONDITIONS – Continued:

2. In lieu of compliance with the open space requirements of Municipal Code 19.06.040, the developer will be allowed to make a contribution to the City of Las Vegas Parks CIP Fund in the amount of \$16,200.00 to be utilized by the City Council for improvements to existing public parks nearby. This contribution must be made to Land Development prior to approval of a Final Map; otherwise the developer is still required to comply with the Open Space requirement in accordance with Title 19 of the Las Vegas Municipal Code.
3. The applicant shall work with the Planning and Development Department staff to increase Open Space by at least 15 foot north and south of the common Open Space.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: FEBRUARY 18, 2004**DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: ROBERT S. GENZER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

SITE DEVELOPMENT PLAN REVIEW RELATED TO MOD-3508, ZON-3499 AND VAR-3510 - PUBLIC HEARING - **SDR-3501 - RL HOMES ON BEHALF OF TONY L. AND SHERYL L. DIXON & ROBERTA BRADSHAW** - Request for a Site Development Plan Review FOR A PROPOSED 32 LOT SINGLE FAMILY DEVELOPMENT on 5.49 acres adjacent to the south side of Alexander Road, approximately 290 feet west of Cliff Shadows Parkway (APN: 137-12-101-001), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] [PROPOSED: PD (Planned Development)], Ward 4 (Brown). Staff recommends DENIAL. The Planning Commission (4-0-1 vote) recommends APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

2
0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends DENIAL. The Planning Commission (4-0-1 vote) recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

BROWN – APPROVED subject to conditions and amending Condition 6 as follows:

6. The Tentative Map *may* include a connection to the future City Park that will be located to the south of the subject site and connections from the cul-de-sacs to the west, *subject to the approval of the Public Works Department.*

– UNANIMOUS

MINUTES:

NOTE: See Item 80 [MOD-3508] for all related discussion.

(1:50 – 1:55)

3-1175

CONDITONS:

Planning and Development

1. A Rezoning (ZON-3499) to a PD (Planned Development) Zoning District and a Major Modification (MOD-3508) and a Variance (VAR-3510) approved by the City Council.

CITY COUNCIL MEETING OF FEBRUARY 18, 2004
Planning and Development Department
Item 83 – SDR-3501

CONDITIONS – Continued:

2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
3. All development shall be in conformance with the site plan and building elevations, date stamped February 18, 2004, except as amended by conditions herein.
4. Building height shall not exceed two stories or 35 feet, whichever is less.
5. The setbacks for this development shall be a minimum of 14 feet to the front of the house, 20 feet to the front of the garage as measured from back of sidewalk or from back of curb if no sidewalk is provided, 5 feet on the side, 10 feet on the corner side, and 15 feet in the rear.
6. The Tentative Map shall include a connection to the future City Park that will be located to the south of the subject site and connections from the cul-de-sacs to the west.
7. Only plant material listed in the Lone Mountain West Plan Palette shall be installed.
8. Air conditioning units shall not be mounted on rooftops.
9. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
10. The applicant shall meet with the staff of the Planning and Development Department to develop an address plan prior to issue of permits.
11. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
12. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

13. The proposed access driveway shall be designed, located and constructed in accordance with Standard Drawing #222A.
14. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services prior to the issuance of any permits.

CITY COUNCIL MEETING OF FEBRUARY 18, 2004
Planning and Development Department
Item 83 – SDR-3501

CONDITIONS – Continued:

15. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
16. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-3499 and all other subsequent site-related actions.
17. The approval of all Public Works related improvements shown on this Site Development Plan Review is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to submittal of a Tentative Map or construction drawings, whichever may occur first. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Tentative Map or construction drawings, whichever may occur first.
18. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: FEBRUARY 18, 2004

DEPARTMENT: PLANNING & DEVELOPMENT**DIRECTOR: ROBERT S. GENZER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

VACATION RELATED TO MOD-3508, ZON-3499, VAR-3510 AND SDR-3501 - PUBLIC HEARING - **VAC-3506 - RL HOMES ON BEHALF OF TONY L. AND SHERYL L. DIXON & ROBERTA BRADSHAW** - Request for a Petition to vacate U.S. Government Patent Easements generally located south of Alexander Road, west of Cliff Shadows Parkway, Ward 4 (Brown). The Planning Commission (4-0-1 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

2
0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

The Planning Commission (4-0-1 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

BROWN – APPROVED subject to conditions – UNANIMOUS

MINUTES:

NOTE: See Item 80 [MOD-3508] for all related discussion.

(1:50 – 1:55)

3-1175

CONDITONS:

1. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of an Order of Relinquishment of Interest for these U.S. Government Patent Reservations. The vacation request shall be modified to conform to the approved Drainage Plan and Technical Drainage Study as required by the Department of Public Works. The Drainage Study required by Zoning Reclassification ZON-3499 may be used to satisfy this condition.
2. Prior to the recordation of an Order of Relinquishment of Interest all public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense, or such modifications shall be guaranteed by provision of sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas.

CITY COUNCIL MEETING OF FEBRUARY 18, 2004
Planning and Development Department
Item 84 – VAC-3506

CONDITIONS – Continued:

3. Development of these sites shall comply with all applicable conditions of approval for Zoning Reclassification ZON-3499, Site Development Plan Review SDR-3501 and all other subsequent site-related actions.
4. All development shall be in conformance with code requirements and design standards of all City departments.
5. The Order of Relinquishment of Interest shall not be recorded until all of the conditions of approval have been met provided, however, that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way or easement being vacated must be retained.
6. If the Order of Relinquishment is not recorded within one (1) year after approval by the City Council and the Planning and Development Director does not grant an Extension of Time, then approval will terminate and a new petition must be submitted.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: FEBRUARY 18, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

VACATION - PUBLIC HEARING - VAC-3433 - PH SSA, LIMITED LIABILITY COMPANY ON BEHALF OF THE SCHNEIDER FAMILY TRUST - Request for a Petition to vacate Del Rey Avenue, generally located east of Buffalo Drive, Ward 1 (Moncrief). The Planning Commission (5-0 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

22
0

RECOMMENDATION:

The Planning Commission (5-0 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Submitted at Council meeting – 8/15/2001 City Council transcript
5. Back up referenced from the 1/22/2004 Planning Commission meeting Item 22

MOTION:

MONCRIEF – APPROVED subject to conditions – UNANIMOUS

MINUTES:

MAYOR GOODMAN declared the Public Hearing open.

NOTE: A Verbatim Transcript is made a part of the Final Minutes.

APPEARANCES:

OSCAR GOODMAN, Mayor

MARK FIORENTINO, Attorney, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway

LARRY ANSPACH, 1509 Golden Oak Drive

CAROLYN STONE, 1509 Ten Palms Court

WILLIAM LEONARD, 1700 Charles Lamb Court

BRYAN SCOTT, Deputy City Attorney

ROBERT GENZER, Director, Planning and Development Department

CITY COUNCIL MEETING OF FEBRUARY 18, 2004
Planning and Development Department
Item 85 – VAC-3433

MINUTES – Continued:

APPEARANCES:

JENNIFER CURLAND, WM Land Development
MARK ADAIR, 1401 Marbella Ridge Court
LYN MALONEY, 1632 Marbella Ridge Court
FRANCINE DUNN, 1410 Marbella Ridge Court
JANET MONCRIEF, Councilwoman

MAYOR GOODMAN declared the Public Hearing closed.
(1:55 – 2:21)
3-1363

CONDITONS:

1. A plan demonstrating how the existing right-of-way shall be incorporated into the abutting properties, or otherwise developed as a drainage corridor shall be submitted to and approved by the Department of Public Works prior to the recordation of an Order of Vacation for this site. All necessary improvements to accomplish this plan shall be constructed or guaranteed prior to recordation of the Order of Vacation. If the existing driveway on Buffalo Drive is to remain as an access to this site, provide a copy of a recorded Joint Access and Parking Agreement between this site and the adjoining parcel to the south prior to recordation of the Order of Vacation.
2. This vacation may record in phases. The portion adjacent to Assessor's Parcel Numbers 163-03-214-002 and 007 may remain public until there is proposed development within Assessor's Parcel Number 163-03-101-001.
3. Retain a twenty-foot public sewer easement centered over the existing sewer line in the south half of Del Rey Avenue.
4. A Drainage Plan and Technical Drainage Study or other related drainage information acceptable to the Flood Control Section must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Vacation for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. The drainage study required by Rezoning Application ZON-3176 may be used to satisfy this condition provided that it covers the area to be vacated.
5. All public improvements adjacent to and in conflict with this vacation application, such as the existing curb cut on Buffalo Drive for Del Rey Avenue, are to be removed and replaced with new improvements that meet current City Standards, as necessary, at the applicant's expense, prior to the recordation of an Order of Vacation.

CITY COUNCIL MEETING OF FEBRUARY 18, 2004
Planning and Development Department
Item 85 – VAC-3433

CONDITIONS – Continued:

6. All development shall be in conformance with code requirements and design standards of all City departments.
7. The Order of Vacation shall not be recorded until all of the above conditions have been met provided, however, that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five-foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way or easement being vacated must be retained.
8. If the Order of Vacation is not recorded within one (1) year after approval by the City Council and the Planning and Development Director does not grant an Extension of Time, then approval will terminate and a new petition must be submitted.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: FEBRUARY 18, 2004

DEPARTMENT: PLANNING & DEVELOPMENT**DIRECTOR: ROBERT S. GENZER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

VARIANCE - PUBLIC HEARING - **VAR-3480 - SHAPIN ALLEN TRUST** - Request for a Variance TO ALLOW A 2 FOOT 10 INCH CORNER SIDE YARD SETBACK WHERE 15 FEET IS REQUIRED FOR A PROPOSED ADDITION TO AN EXISTING DETACHED ACCESSORY STRUCTURE at 1601 5th Place (APN: 162-03-213-016), R-1 (Single Family Residential) Zone, Ward 3 (Reese). Staff recommends DENIAL. The Planning Commission (5-0 vote) recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1
0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0
1

RECOMMENDATION:

Staff recommends DENIAL. The Planning Commission (5-0 vote) recommends APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Submitted at Council meeting – Support letter by Billy Logan, 1509 5th Place
5. Back up referenced from the 1/22/2004 Planning Commission meeting Item 20

MOTION:

REESE – APPROVED subject to conditions – UNANIMOUS

MINUTES:

MAYOR GOODMAN declared the Public Hearing open.

DAVID SHAPIN, 1601 5th Place, explained that at the Planning Commission meeting a compromise was reached for a 7-foot setback and he concurred with all conditions.

TODD FARLOW, 240 North 19th Street, asked if any residents would be impacted by this request. COUNCILMAN REESE replied that it would only impact one resident and that resident submitted a support letter to the applicant, which he in turn submitted for the record.

No one appeared in opposition.

MAYOR GOODMAN declared the Public Hearing closed.

(2:21 – 2:23)

3-2448

CITY COUNCIL MEETING OF FEBRUARY 18, 2004
Planning and Development Department
Item 86 – VAR-3480

CONDITONS:

Planning and Development

1. This Variance shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
2. The applicant shall obtain all proper permits and comply with the Department of Building and Safety code requirements.
3. The detached accessory structure is not intended for human habitation and shall not be utilized as a guest house/casita.
4. The applicant shall revise the site plan to reflect a minimum setback of 7' from the property line and the front of the proposed garage. Said plan shall be submitted to the Planning and Development Department staff prior to the issuance of permits.
5. Support letters shall be obtained from the current neighboring property residents and shall be submitted to the Planning and Development Department staff prior to the issuance of building permits.

Public Works

6. The construction design must include view windows or viewpoints that provide adequate sight visibility, of vehicle and pedestrian cross traffic within the public right-of-way, for the vehicles utilizing the proposed garage.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: FEBRUARY 18, 2004

DEPARTMENT: PLANNING & DEVELOPMENT**DIRECTOR: ROBERT S. GENZER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

VARIANCE - PUBLIC HEARING - VAR-3488 - ASTORIA HOMES ON BEHALF OF ASTORIA NORTHWEST 40, LIMITED LIABILITY COMPANY - Request for a Variance TO ALLOW ONE PARKING SPACE PER SINGLE FAMILY DWELLING WHERE A MINIMUM OF TWO SPACES PER SINGLE FAMILY DWELLING ARE REQUIRED on 67.41 acres adjacent to the northeast corner of Farm Road and Fort Apache Road (APN: 125-17-201-001 and 002), T-C (Town Center) Zone, Ward 6 (Mack). Staff recommends DENIAL. The Planning Commission (4-0-1 vote) recommends APPROVAL

PROTESTS RECEIVED BEFORE:**Planning Commission Mtg.****0****City Council Meeting****0****APPROVALS RECEIVED BEFORE:****Planning Commission Mtg.****0****City Council Meeting****0****RECOMMENDATION:**

Staff recommends DENIAL. The Planning Commission (4-0-1 vote) recommends APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

MACK – APPROVED subject to conditions – UNANIMOUS

MINUTES:

MAYOR GOODMAN declared the Public Hearing open for Item 87 [VAR-3488], Item 88 [WVR-3492] and Item 89 [SDR-3482].

ATTORNEY TOM AMICK, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, indicated that this project is similar to one approved by Council at the intersection of Fort Apache and Farm Road in Town Center. The application on the north side of Farm Road follows many of the standard guidelines established for the project south of Farm Road. The project includes three different models, some with a single-car garage requiring tandem parking and others with rear loading garages. The project will have nine acres of open space.

CITY COUNCIL MEETING OF FEBRUARY 18, 2004
Planning and Development Department
Item 87 – VAR-3488

MINUTES – Continued:

TODD FARLOW, 240 North 19th Street, supported tandem parking, but asked if the fire department issue had been resolved. COUNCILMAN MACK replied that the issue involving the length of the road and an inability to provide a cul-de-sac was addressed by a requirement for sprinkling the homes. ATTORNEY AMICK added that the sprinkling of the homes will only apply to those homes along the perimeter of the project.

COUNCILMAN MACK commented that tandem parking works in many communities and only 45% of the homes will have such parking. The fire department reached an agreement with the developer on installing sprinklers within the affected units. He is proud to see this development in Town Center. One of the proposed models will be three-stories with a living room, a great room and a kitchen on the garage level, a playroom downstairs and bedrooms upstairs. COUNCILMAN MACK amended Condition 4 to three stories and Condition 6 by deleting the words “2 feet to the courtyard” pertaining to the site development plan review.

No one appeared in opposition.

MAYOR GOODMAN declared the Public Hearing closed for Item 87 [VAR-3488], Item 88 [WVR-3492] and Item 89 [SDR-3482].

NOTE: All discussion for Item 87 [VAR-3488], Item 88 [WVR-3492] and Item 89 [SDR-3482] took place under Item 87 [VAR-3488].

(2:23 – 2:29)

3-2539

CONDITONS:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-3482).
2. This Variance shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: FEBRUARY 18, 2004

DEPARTMENT: PLANNING & DEVELOPMENT**DIRECTOR: ROBERT S. GENZER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

WAIVER TO TITLE 18 RELATED TO VAR-3488 - PUBLIC HEARING - **WVR-3492 - ASTORIA HOMES ON BEHALF OF ASTORIA NORTHWEST 40, LIMITED LIABILITY COMPANY** - Request for a Waiver to Title 18.12.105a TO ALLOW PRIVATE DRIVES TO EXCEED 200 FEET WHERE A MAXIMUM LENGTH OF 150 FEET IS ALLOWED on 67.41 acres adjacent to the northeast corner of Farm and Fort Apache Roads (APN: 125-17-201-001 and 002), T-C (Town Center) Zone, Ward 6 (Mack). Staff recommends DENIAL. The Planning Commission (4-0-1 vote) recommends APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0
0

RECOMMENDATION:

Staff recommends DENIAL. The Planning Commission (4-0-1 vote) recommends APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application - Not Applicable
3. Staff Report

MOTION:

MACK – APPROVED – UNANIMOUS

MINUTES:

NOTE: See Item 87 [VAR-3488] for all related discussion.

(2:23 – 2:29)

3-2539

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: FEBRUARY 18, 2004

DEPARTMENT: PLANNING & DEVELOPMENT**DIRECTOR: ROBERT S. GENZER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-3488 AND WVR-3492 - PUBLIC HEARING - **SDR-3482 - ASTORIA HOMES ON BEHALF OF ASTORIA NORTHWEST 40, LIMITED LIABILITY COMPANY** - Request for a Site Development Plan Review FOR A PROPOSED 751 LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT AND WAIVER OF TOWN CENTER STREET SECTION, RETAINING WALL HEIGHT, SUBURBAN MIX USE BUFFER, AND BUILDING HEIGHT RESTRICTION STANDARDS on 67.41 acres adjacent to the northeast corner of Farm Road and Fort Apache Road (APN: 125-17-201-001 and 002), T-C (Town Center) Zone, Ward 6 (Mack). Staff recommends DENIAL. The Planning Commission (4-0-1 vote) recommends APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends DENIAL. The Planning Commission (4-0-1 vote) recommends APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

MACK – APPROVED subject to conditions and amending Condition 4 to *three* stories and deleting the words “*2 feet to the courtyard*” from Condition 6 – UNANIMOUS

MINUTES:

NOTE: See Item 87 [VAR-3488] for all related discussion.

(2:23 – 2:29)

3-2539

CONDITONS:

Planning and Development

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.

CITY COUNCIL MEETING OF FEBRUARY 18, 2004
Planning and Development Department
Item 89 – SDR-3482

CONDITIONS – Continued:

2. All development shall be in conformance with the site plan and building elevations, date stamped 2/18/04, except as amended by conditions herein.
3. A Waiver (WVR-3492) to Title 18 and a Variance (VAR-3488) approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.
4. The standards for this development shall include the following: minimum distance between buildings of 6.5 feet and building height shall not exceed two stories or 35 feet, whichever is less. Development may occur in accordance with any waivers that have been granted with respect to this application, which include a waiver to amend the street section of Farm Road and a waiver of the tandem parking restriction for single-family development in Title 19.
5. The land use designation for this site shall be changed to MLA (Medium Low Attached Residential). This change shall be approved by the City Council prior to the submittal of any Tentative Maps on this site.
6. The setbacks for this development shall be:

Product 1 - a minimum of 5 feet to the front of the house, 18 feet to the front of the garage as measured from back of sidewalk or from back of curb if no sidewalk is provided, 3 feet on the side and 3 feet in the rear;
Product 2 (8-unit cluster) - a minimum of 3 feet to the front of the house, 3 feet to the front of the garage as measured from the common lot containing the shared private drive (rear of lot) and 3 feet on the side; and
Product 3 (6-unit cluster) - a minimum of 3 feet to the front of the house, 2 feet to the courtyard, 3 feet to the front of the garage as measured from the common lot containing the shared private drive (rear of lot) and 3 feet on the side.
7. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect minimum 24-inch box trees planted a maximum of 20 feet on-center and a minimum of four five-gallon shrubs for each tree within provided planters.
8. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.

CITY COUNCIL MEETING OF FEBRUARY 18, 2004
Planning and Development Department
Item 89 – SDR-3482

CONDITIONS – Continued:

9. Air conditioning units shall not be mounted on rooftops.
10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
11. Any perimeter property line wall shall meet the fence and wall standards of subsection D.2.A of the Town Center Development Standards. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
12. All City Code requirements and design standards of all City departments must be satisfied.
13. The applicant shall meet with Planning and Development Staff to develop an address plan prior to issue of permits.

Public Works

14. Dedicate appropriate half-street right-of-way adjacent to this site for a total width of 87-feet for Farm Road, 50 feet for Fort Apache Road, 40 feet for Gilcrease Avenue, appropriate right-of-way for a total width of 90-feet for the frontage road (Oso Blanca Road) and dedicate a 54 foot radius at the southeast corner of Gilcrease Avenue and Fort Apache Road and a 25 foot radius at the northeast corner of Fort Apache Road and Severance Lane. Also, dedicate 39 feet of right-of-way interior to this site for the realigned Campbell Road as proposed. Additional right-of-way may be required per Standard Drawings #201.1, #234.1 and for deceleration lanes at each entry street unless specifically noted as not required in an approved Traffic Impact Analysis.
15. Construct half-street improvements to Town Center Standards including appropriate overpaving, if legally able, on Farm Road, Fort Apache Road and Gilcrease Avenue adjacent to this site concurrent with development. Also, construct the full width of the frontage road (Oso Blanca Road including appropriate overpaving, if legally able. Also, construct the unnamed north/south public street connecting Farm Road to Gilcrease Avenue through this site (aka the realigned Campbell Road) as 39-feet wide from back of curb to back of curb with “L” curbing and post this street as “No Parking”, in accordance with Town Center Tertiary Street standards. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development. Farm Road may be constructed per the proposed 87 foot-wide cross-

CITY COUNCIL MEETING OF FEBRUARY 18, 2004
Planning and Development Department
Item 89 – SDR-3482

CONDITIONS – Continued:

- section, including the full-width of the 15 foot wide landscaped median, provided that the developer submits proof that the entire length of Farm Road from Fort Apache Road eastward to the Frontage Road will be developed to this cross section, and the adjacent developer(s) sign and record a Maintenance and Liability agreement for all proposed deviations from current Town Center standards; with all maintenance obligations to be borne by the adjacent Homeowner's or other Property Owner's Associations. If such proof cannot be provided prior to submittal of construction drawings, Farm Road shall be designed and constructed to meet current Town Center Arterial standards.
16. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past all boundaries of this site prior to construction of hard surfacing (asphalt or concrete).
 17. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
 18. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed access drives prior to the submittal of a Tentative Map. The access drives shall provide for two lanes in and two lanes out unless otherwise allowed by the City Traffic Engineer.
 19. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
 20. Extend public sewer to the northeast corner of this development along the frontage road (Oso Blanca Road) at a location, depth and alignment acceptable to the City Engineer. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
 21. A Master Streetlight Plan of public street lights for the entire subdivision shall be submitted to and approved by the Department of Public Works prior to the submittal of construction drawings for this site.

CITY COUNCIL MEETING OF FEBRUARY 18, 2004
Planning and Development Department
Item 89 – SDR-3482

CONDITIONS – Continued:

22. Landscape and maintain all unimproved rights-of-way on Farm Road, Fort Apache Road, Gilcrease Avenue and the frontage road (Oso Blanca Road) adjacent to this site.
23. Submit an Encroachment Agreement for all landscaping and private improvements located in the Farm Road, Fort Apache Road, Gilcrease Avenue and the frontage road (Oso Blanca Road) public rights-of-way adjacent to this site prior to occupancy of this site.
24. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits or the recordation of a Map subdividing this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, or compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.
25. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study

CITY COUNCIL MEETING OF FEBRUARY 18, 2004
Planning and Development Department
Item 89 – SDR-3482

CONDITIONS – Continued:

concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

26. The approval of all Public Works related improvements shown on this Site Development Plan Review is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to submittal of a Tentative Map or construction drawings, whichever may occur first. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Tentative Map or construction drawings, whichever may occur first.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: FEBRUARY 18, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

SPECIAL USE PERMIT - PUBLIC HEARING - SUP-3537 - AZ IMPORTS, INC. ON BEHALF OF ORYX ENTERPRISES, LIMITED LIABILITY COMPANY - Request for a Special Use Permit FOR MOTOR VEHICLE SALES (USED) ON A 6,274 SQUARE FOOT SITE WHERE A 25,000 SQUARE FOOT SITE IS THE MINIMUM SIZE REQUIRED at 10 Research Lane (APN: 139-36-813-006), M (Industrial) Zone, Ward 3 (Reese). The Planning Commission (5-0 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
 City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
 City Council Meeting

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RECOMMENDATION:

The Planning Commission (5-0 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Submitted after final agenda – Protest letter from Cal-State Auto Parts, Inc.
5. Back up referenced from the 1/22/2004 Planning Commission meeting Item 20

MOTION:

REESE – APPROVED subject to conditions, amending Condition 3 as follows:

3. No more than *seven* vehicles shall be stored at any given time.

and the following added condition:

This Special Use Permit shall be reviewed in six months by the City Council.

– UNANIMOUS

MINUTES:

MAYOR GOODMAN declared the Public Hearing open.

ATTORNEY BOB GRONAUER, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, appeared on behalf of the applicant and concurred with staff recommendations. DAN ROMERO, on behalf of the majority landowner Harsh Investment Properties, stated there are only six parking spaces on the subject parcel. ATTORNEY GRONAUER explained that the wholesale distributorship will purchase vehicles at auction and the cars will go directly to the

CITY COUNCIL MEETING OF FEBRUARY 18, 2004
Planning and Development Department
Item 90 – SUP-3537

MINUTES – Continued:

dealership. Only an overflow in the inventory would result in the cars being stored inside the building. A condition has been imposed requiring no more than seven cars be stored. Additionally, there will be a six-month review. ATTORNEY GRONAUER agreed to the amendment proposed and the added condition. MR. ROMERO and ATTORNEY GRONAUER verified that the applicant will adhere to the CC&RS.

No one appeared in opposition.

MAYOR GOODMAN declared the Public Hearing closed.
(2:29 – 2:32)

3-2849

CONDITONS:

Planning and Development

1. Conformance to all Minimum Requirements under Title 19.04.040 for a Motor Vehicle sales (Used) use, with the exception of the minimum lot size condition.
2. The display and/or storage of all vehicles shall be within an enclosed building.
3. No more than ten vehicles shall be stored at any given time.
4. This Special Use Permit shall expire one year from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
5. All City Code requirements and design standards of all City departments must be satisfied.
6. No temporary special events signs such as banners, pennants, inflatable objects (other than small balloons), streamers, flags, strobe lights or other similar attention gaining item or devices shall be displayed upon the subject property or a vehicle displayed for sale in the parking lot of the subject property.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: FEBRUARY 18, 2004

DEPARTMENT: PLANNING & DEVELOPMENT**DIRECTOR: ROBERT S. GENZER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

SPECIAL USE PERMIT - PUBLIC HEARING - SUP-3432 - EBENEZER C.O.G.I.C. - Request for a Special Use Permit FOR A PROPOSED CHURCH/HOUSE OF WORSHIP (EBENEZER CHURCH OF GOD IN CHRIST) at 1036 Blankenship Avenue (APN: 139-21-510-124), R-2 (Medium-Low Density Residential) Zone, Ward 5 (Weekly). Staff recommends DENIAL. The Planning Commission (4-0 vote) recommends APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends DENIAL. The Planning Commission (4-0 vote) recommends APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

WEEKLY – APPROVED subject to conditions and deleting Condition 4 – UNANIMOUS

MINUTES:

MAYOR GOODMAN declared the Public Hearing open for Item 91 [SUP-3432] and 92 [SDR-3431].

LEONARD FOLMAR, 9400 Grand Gate, stated that Ebenezer Church is trying to improve the community. There was confusion at the Planning Commission meeting as to the actual request. The request is for a temporary site they will occupy while construction is being completed on the main sanctuary. Once construction is complete, the temporary structures will be removed. He has met with staff since the Planning Commission meeting and resolved the outstanding issues.

ROBERT GENZER, Director of Planning and Development Department, confirmed that there was a great deal of confusion on the part of staff and the Planning Commission. However, staff now understands what the applicant is trying to do and is prepared to move forward, deleting some conditions.

CITY COUNCIL MEETING OF FEBRUARY 18, 2004
Planning and Development Department
Item 91 – SUP-3432

MINUTES – Continued:

EUGENE HURLEY, 1061 Miller Avenue, stated that a trailer already exists on the parcel. He does not oppose the church, but there are too many churches in this particular area.

TODD FARLOW, 240 North 19th Street, agreed that there is an over saturation of churches in this area. He does not approve of trailers being converted into other useful, permanent structures. MR. GENZER clarified that the church will utilize the temporary trailers while the existing church is renovated and they will be removed from the site once the church is renovated.

MARVIN MATLOCK, 2913 Michael Way, attends services at the proposed church and confirmed that the temporary structures will be removed once the church is complete.

JOHNNY VENTURA, 601 Rain Tree Lane, stated that there are never enough churches.

TOM McGOWAN, Las Vegas resident, pointed out that churches are important in this town and asked the City Council to support this request.

COUNCILMAN WEEKLY thanked the applicant for working with staff and expressed appreciation for the Planning Commission's input. He confirmed with MR. GENZER that the issue of the fire hydrant has been resolved. MR. GENZER asked that Condition 4 under Item 91 [SUP-3432] be deleted in its entirety. He further read into the record conditions that need to be amended and deleted on Item 92 [SDR-3431]. MR. FOLMAR agreed with the deletions and amendments.

COUNCILMAN WEEKLY agreed with comments regarding over saturation of churches and advised that there are approximately 210 churches within a one to five mile radius. However, many of them were there before he was on the Council. A great number of businesses have closed and been converted into churches, further impacting the neighborhood. But he would rather have a church than a crack house. He recognized that this has been a long and tedious process, and that the church will be a great enhancement to the neighborhood.

No one appeared in opposition.

MAYOR GOODMAN declared the Public Hearing closed for Item 91 [SUP-3432] and Item 92 [SDR-3431].

NOTE: All discussion for Item 91 and Item 92 was held under Item 91.

(2:32 – 2:45)

3-2970

CITY COUNCIL MEETING OF FEBRUARY 18, 2004
Planning and Development Department
Item 91 – SUP-3432

CONDITONS:

Planning and Development

1. Conformance to all Minimum Requirements under Title 19.04.050 for a Church/House of Worship use.
2. All City Code requirements and design standards of all City departments must be satisfied.
3. If this Special Use Permit is not exercised within two years of this approval, this Special Use permit shall be void unless an Extension of Time is granted.
4. The site plan shall be revised and approved by the Planning and Development Department, prior to the time application is made for a building permit, to reflect the provision of parking areas, minimum front yard setbacks, maximum monument sign size, perimeter landscaping, parking lot landscaping and trash enclosure location that are designed in accordance with the requirements of the Zoning Code, unless otherwise approved by the City Council through Variance VAR-2283 and through waivers attached to Site Development Plan Review SDR-2280.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: FEBRUARY 18, 2004

DEPARTMENT: PLANNING & DEVELOPMENT**DIRECTOR: ROBERT S. GENZER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-3432 - PUBLIC HEARING - **SDR-3431 - EBENEZER C.O.G.I.C.** - Request for a Site Development Plan Review FOR A PROPOSED 7,357 SQUARE FOOT CHURCH (EBENEZER CHURCH OF GOD IN CHRIST) at 1036 Blankenship Avenue (APN: 139-21-510-124), R-2 (Medium-Low Density Residential) Zone, Ward 5 (Weekly). Staff recommends DENIAL. The Planning Commission (5-0 vote) recommends APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends DENIAL. The Planning Commission (5-0 vote) recommends APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

WEEKLY – APPROVED subject to conditions, deleting Conditions 2, 3, 10 and 11 and amending Conditions 1, 4, 8, 12 and 17 as follows:

1. A revised site plan showing the building in the proper location, handicap parking access, a trash enclosure, and a perimeter wall conforming to Code standards shall be submitted to the Planning and Development Department *by 6/12/2005, which is the expiration date for the Extension of Time addition to the church at 1072 Bartlett.*
4. The landscape plan shall be revised and approved by Planning and Development Department staff *by 6/12/2005, which is the expiration date for the Extension of Time addition to the church at 1072 Bartlett.*
8. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner *by 6/12/2005, which is the expiration date for the Extension of Time addition to the church at 1072 Bartlett.*

CITY COUNCIL MEETING OF FEBRUARY 18, 2004
Planning and Development Department
Item 92 – SDR-3431

MINUTES – Continued:

12. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall materials may include decorative block, split face, flute, brick, slump stone or wrought iron. Wall heights shall be measured from the base of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated. *The walls shall be completed by 6/12/2005.*
17. *Prior to 6/12/2005, a Traffic Impact analysis....; and, add the word “Works” at the end of the condition.*
– UNANIMOUS

MINUTES:

NOTE: See Item 91 [SUP-3432] for all related discussion.

(2:32 – 2:45)

3-2970

CONDITIONS:

Planning and Development

1. A revised site plan showing the building in the proper location, handicap parking access, a trash enclosure, and a perimeter wall conforming to Code standards shall be submitted to the Planning and Development Department prior to issue of building permits.
2. A parking agreement consistent with City policy shall be prepared by the applicant that will detail the use of the parking lots across from the proposed building shall be submitted to the Planning and Development Department prior to issue of building permits.
3. The parcels that are to be the parking for the proposed use shall be rezoned to allow parking as the sole use of the parcels prior to the issue of a certificate of occupancy of the proposed building.
4. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect minimum 24-inch box trees planted a maximum of 30 feet on-center and a minimum of four five-gallon shrubs for each tree within provided planters.
5. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
6. All development shall be in conformance with the site plan and building elevations, date stamped 2/18/04, except as amended by conditions herein.

CITY COUNCIL MEETING OF FEBRUARY 18, 2004
Planning and Development Department
Item 92 – SDR-3431

CONDITIONS – Continued:

7. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
8. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner.
9. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
10. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize ‘shoe-box’ fixtures and downward-directed lights. Wallpack lighting shall utilize ‘shoe-box’ fixtures and downward-directed lights on the proposed building. The lighting shall be directed away from adjacent property or screened, and shall not create fugitive lighting on adjacent properties.
11. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
12. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall materials may include decorative block, split face, flute, brick, slump stone or wrought iron. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
13. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

14. Coordinate with the City Surveyor prior to the issuance of any permits for this site to determine whether a Reversionary Map or other map is necessary for the overall church site. Comply with the recommendations of the City Surveyor.
15. Remove all substandard street improvements and unused driveway cuts adjacent to this site and replace with new improvements meeting current City Standards concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

CITY COUNCIL MEETING OF FEBRUARY 18, 2004
Planning and Development Department
Item 92 – SDR-3431

CONDITIONS – Continued:

16. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this overall site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways as recommended.
17. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, or compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: FEBRUARY 18, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SPECIAL USE PERMIT - PUBLIC HEARING - SUP-3479 - LAMAR OUTDOOR ADVERTISING ON BEHALF OF NEWBERG-FIORELLO DEVELOPMENT - Appeal filed by Lamar Outdoor Advertising from the Denial by the Planning Commission of a request for a Special Use Permit FOR A PROPOSED 40 FOOT TALL, 14 FOOT BY 48 FOOT, OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 2475 South Jones Boulevard (APN: 163-02-802-006), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief). The Planning Commission (4-0 vote) and staff recommend DENIAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

The Planning Commission (4-0 vote) and staff recommend DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Appeal letter filed by Lamar Outdoor Advertising
5. Submitted after final agenda – Abeyance request by Lamar Outdoor Advertising

MOTION:

REESE – Motion to HOLD IN ABEYANCE Item 73 [SDR-3201] and Item 93 [SUP-3479] to 3/3/2004 and Item 113 [GPA-3470], Item 114 [ZON-3473], Item 115 [SDR-3475], Item 134 [ROC-2671], Item 135 [GPA-3483] and Item 136 [ZON-3509] to 3/17/2004; Accept the WITHDRAWAL WITHOUT PREJUDICE of Item 102 [GPA-3439] and 103 [SDR-3441] – UNANIMOUS with GOODMAN abstaining on Item 93 [SUP-3479] because someone in his law firm is negotiating with a billboard company from which he may benefit

MINUTES:

There was no discussion.

(1:14 – 1:19)

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: FEBRUARY 18, 2004**DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: ROBERT S. GENZER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

SPECIAL USE PERMIT - PUBLIC HEARING - SUP-3491 - FIESTA HOMES ON BEHALF OF GUNAY SARIHAN AND RAZIA ISANI - Request for a Special Use Permit and a Waiver of a condition TO ALLOW A SENIOR HOUSING COMPLEX IN THE C-2 (GENERAL COMMERCIAL) DISTRICT adjacent to the west side of Decatur Boulevard, approximately 850 feet south of Lake Mead Boulevard (APN: 138-24-703-006), U (Undeveloped) Zone [GC (General Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Ward 5 (Weekly). The Planning Commission (5-0 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:**Planning Commission Mtg.****0****City Council Meeting****0****APPROVALS RECEIVED BEFORE:****Planning Commission Mtg.****0****City Council Meeting****0****RECOMMENDATION:**

The Planning Commission (5-0 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

WEEKLY– APPROVED subject to conditions – UNANIMOUS

MINUTES:

MAYOR GOODMAN declared the Public Hearing open for Item 94 [SUP-3491] and Item 95 [SDR-3496].

ATTORNEY BILL CURRAN, Curran & Parry, 300 South 4th Street, Suite #1201, clarified for MAYOR GOODMAN that he was not representing the neighbors on the Vacation Item 85 [VAC-3433] because as indicated, the neighbors disagreed on how to respond, and he could not represent both sides.

Regarding the subject item, ATTORNEY CURRAN stated that the proposed project is a senior apartment, mixed-use project with retail. The three-story project fronts Decatur Boulevard and is the kind of senior apartment project that will fill a real need in the community.

CITY COUNCIL MEETING OF FEBRUARY 18, 2004
Planning and Development Department
Item 94 – SUP-3491

MINUTES – Continued:

He indicated that the project is slightly under-parked and realized that they have to meet parking requirements. However, this will not be problematic when they annex an adjacent parcel they are acquiring into the City. Upon the annexation, they will file an application to join it with this project. Once that is done, there will be excess parking for the overall project.

TODD FARLOW, 240 North 19th Street, asked to see elevations and where the retail would be located. ATTORNEY CURRAN noted that the part facing Decatur Boulevard had been stepped back away from the street, similarly on the rear, to further soften the streetscape.

DENNIS RUSK, Project Architect, pointed out that staff requested dormers be added along the face of the rooflines to break the long continuous roof. Stone veneer will be put around the retail with stucco above. They will blend together as one cohesive building. Staff also asked that the parking be behind the retail.

TOM McGOWAN, Las Vegas resident, stated that the dormer is an attractive aesthetic feature and asked the height of the property. MR. RUSK responded that four stories would be permitted, but only three stories will be built or 39 feet. He further stated that the commercial portion of the property is in front of the building. ATTORNEY CURRAN added that there is a combination of commercial and multi-family.

COUNCILMAN WEEKLY verified with MARGO WHEELER, Deputy Director of Planning and Development Department, that the parking is sufficient. She further noted that the original notice included a waiver of the perimeter landscaping requirements, but the subject project does not require that waiver. They meet all of the perimeter landscaping requirements.

No one appeared in opposition.

MAYOR GOODMAN declared the Public Hearing closed for Item 94 [SUP-3491] and Item 95 [SDR-3496].

NOTE: All discussion for Item 94 and Item 95 was held under Item 94.

(2:45 – 2:54)

4-53

CONDITONS:

Planning and Development

1. Conformance to all Minimum Requirements under Title 19.04.040.C for Senior Citizen Apartments.

CITY COUNCIL MEETING OF FEBRUARY 18, 2004
Planning and Development Department
Item 94 – SUP-3491

CONDITIONS – Continued:

2. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-3496).
3. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
4. The structures shall be compatible with the scale and massing of the types of development allowed in the applicable zoning district and shall provide a transition to less intensive development.
5. A waiver is granted to allow 20 units to be constructed on the first floor.
6. Rooflines and façade elements shall be articulated in order to breakdown the apparent massing of the structures.
7. The primary resident or guest entryway to the apartments must be independent of ground floor commercial uses, and must be directly accessible from and oriented to a street.
8. The overall architecture of the front elevation shall highlight the difference in uses through variations in volume and proportion, and shall be treated as a cohesive whole through finishes and colors.
9. For any development that, in accordance with Title 19.08.045, is allowed to exceed the maximum lot coverage provisions set forth in that Section, all landscape buffer requirements shall be met. In addition, for any development that not located within the Downtown Las Vegas Redevelopment Area, as established by Ordinance No. 3218 and amended from time to time, the minimum setback requirements for the C-1 (Limited Commercial) district shall be met.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: FEBRUARY 18, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-3491 - PUBLIC HEARING - **SDR-3496 - FIESTA HOMES ON BEHALF OF GUNAY SARIHAN AND RAZIA ISANI** - Request for a Site Development Plan Review FOR A SENIOR HOUSING COMPLEX AND A WAIVER OF THE PERIMETER LANDSCAPING REQUIREMENTS on 2.16 acres adjacent to the west side of Decatur Boulevard, approximately 850 feet south of Lake Mead Boulevard (APN: 138-24-703-006), U (Undeveloped) Zone [GC (General Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Ward 5 (Weekly). The Planning Commission (5-0 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

The Planning Commission (5-0 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

Location Map

Conditions For This Application

Staff Report

MOTION:

WEEKLY– APPROVED subject to conditions – UNANIMOUS

MINUTES:

NOTE: See Item 94 [SUP-3491] for all related discussion.

(2:45 – 2:54)

4-53

CONDITONS:

Planning and Development

1. A Special Use Permit (SUP-3491) to allow the Senior Citizen Apartment in a C-1 (Limited Commercial) district.
2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
3. All development shall be in conformance with the site plan and building elevations, date stamped 2/18/04, except as amended by conditions herein.

CITY COUNCIL MEETING OF FEBRUARY 18, 2004
Planning and Development Department
Item 95 – SDR-3496

CONDITIONS – Continued:

4. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. Landscape materials in the public right-of-way shall conform to the Downtown Centennial Plan standards.
5. Street lighting and sidewalk paving treatments shall be installed in conformance with the Downtown Centennial Plan standards.
6. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
7. Any new utility or power service line provided to the parcel shall be placed underground from the property line to the point of on-site connection or service panel location.
8. Applicant shall meet with staff of the Planning and Development Department prior to the issue of building permits to develop an address plan of the development.

Public Works

9. Construct all incomplete half street improvements on Fairhaven Street adjacent to this site concurrent with development. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete).
10. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
11. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.
12. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.

CITY COUNCIL MEETING OF FEBRUARY 18, 2004
Planning and Development Department
Item 95 – SDR-3496

CONDITIONS – Continued:

13. Coordinate with the Collection Systems Planning Section of the Department of Public Works to extend public sanitary sewer to the western boundary of this site at a location and depth acceptable to the City Engineer. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits.
14. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or the submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, whichever may occur first, if allowed by the City Engineer.
15. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, or compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

CITY COUNCIL MEETING OF FEBRUARY 18, 2004
Planning and Development Department
Item 95 – SDR-3496

CONDITIONS – Continued:

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: FEBRUARY 18, 2004**DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: ROBERT S. GENZER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

GENERAL PLAN AMENDMENT - PUBLIC HEARING - GPA-3497 - CARINA CORPORATION ON BEHALF OF TULE SPRINGS PLAZA, LIMITED LIABILITY COMPANY - Request to amend a portion of Map 4 of the Centennial Hills Town Center Land Use Plan of the Centennial Hills Sector Plan FROM: SC-TC (SERVICE COMMERCIAL - TOWN CENTER) TO: SX-TC (SUBURBAN MIXED USE - TOWN CENTER) on 40.9 acres adjacent to the southwest corner of Farm Road and Tule Springs Road (APN: 125-17-702-002), Ward 6 (Mack). Staff recommends DENIAL. The Planning Commission (5-0 vote) recommends APPROVAL

PROTESTS RECEIVED BEFORE:**Planning Commission Mtg.****71****City Council Meeting****0****APPROVALS RECEIVED BEFORE:****Planning Commission Mtg.****1****City Council Meeting****0****RECOMMENDATION:**

Staff recommends DENIAL. The Planning Commission (5-0 vote) recommends APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

Location Map

Conditions For This Application - Not Applicable

Staff Report

Back up referenced from the 1/22/2004 Planning Commission meeting Item 58

MOTION:**MACK- APPROVED – UNANIMOUS****MINUTES:**

MAYOR GOODMAN declared the Public Hearing open.

MARK DOPPE, President of Carina Corporation, 2881 Business Park Court, commented that an amendment to the General Plan is a serious issue and ought only be considered given compelling evidence of evolution since the adoption of the original plan several years ago. In this case, such compelling evidence exists. Despite the fact that the Planning Commission approved the project, staff remains concerned about the conversion in the area of commercially zoned property to other uses.

CITY COUNCIL MEETING OF FEBRUARY 18, 2004
Planning and Development Department
Item 96 – GPA-3497

MINUTES – Continued:

MR. DOPPE explained that the Centennial Springs parcel is located on the east side of US95. Over the last four years this side of the highway has evolved with a residential character. The residents of this area are looking for neighborhood commercial services. A market study clearly indicates a lack of interest in intense commercial use. They are looking for restaurants, a bakery, an ice cream parlor, a barbershop and uses typically found in a neighborhood center. While this piece has waited for a Costco-type use, more than a million square feet of commercial has been built on the west side of the highway. Traditionally, a developer might do a mixed use by carving 10 acres in the corner of the project, putting a block wall around it, a shopping center on one side and a housing project on the other. However, they are not looking to do that because they have a much better idea.

The idea started with studying the original vision created in the Centennial Hills Town Center plan and enlisted the help of one of the leading land planners in the country who was charged with the responsibility of coming up with a land plan that met three criteria. The plan had to integrate with the existing neighborhood, had to recognize current market realities and had not to only satisfy the Town Center Design Standards, but take those standards and extend them. The result is a project called Centennial Springs, a new urban village that will fully embrace the original idea behind the Town Center Master plan.

MR. DOPPE presented a schematic diagram depicting an urban village with a downtown main street section at its core. The downtown section would be home to a mix of neighborhood, retail uses, small offices, residential loft spaces above the offices, and street front town homes. The proposal is for 15-foot wide sidewalks and tree-lined streets. At the end of the southwest corner of Main Street a public access park will be maintained by the Centennial Springs Master Association and programmed with a variety of activities and events to enhance the traditional small-town experience for residents, customers and employees of Main Street. Surrounding the park will be medium density single-family homes ranging from 1300 to 2500 square feet with a price range of \$200,000 to \$300,000. A person living in Centennial Springs can walk to their office, a restaurant or day care and then walk home. They can remove their dependence on the automobile, therefore reducing the strain on City infrastructure. Additionally, approximately 400 permanent jobs will be created in the downtown Main Street section.

The applicant is not trying to eliminate commercial use in this project or avoid any obligation imposed by the Town Center Design Standards. The Town Center Mixed Use is a better answer for this parcel than Service Commercial, and, most importantly, this project is the best example in terms of the intent of the original Town Center concept.

CITY COUNCIL MEETING OF FEBRUARY 18, 2004
Planning and Development Department
Item 96 – GPA-3497

MINUTES – Continued:

SIMON JORDAN, 8245 Quail Arroyo Avenue, agreed with the proposed project and added that places are needed where people can take their children rather than additional bars. People dump their garbage into commercial dumpsters placed in parking lots. The dumpsters should be required to be placed behind the buildings and “No Dumping” signs posted. Residents of Centennial Hills want a community similar to that of Summerlin.

TODD FARLOW, 240 North 19th Street, was pleased with the project as it is consistent with Town Center’s vision.

GEORGE LEAF, 8221 Bluff Creek Avenue, praised the proposed concept, but expressed concern with rental units developed with the project. The residents do not want apartment units in this area. MR. DOPPE replied that there would be a total of 22 rental units; 16 rental town homes ranging from 1200 to 1400 square feet and renting from \$1200 to \$1500 a month with attached two-car garages as well as six residential lofts of approximately the same square footage and rental rate. MR. LEAF noted that, as Town Center is being developed on the west, the land adjacent to residents will be required for commercial development. If a hospital should be built in the area, it will become prime property for professional offices.

JOHNNY VENTURA, 601 Rain Tree Lane, thought it was a great project and asked the Council to approve the project.

MIKE CAMPBELL, 8328 Impatiens Avenue, supported the entire concept but pointed out that the neighbors are concerned about the rental aspects and problems that might arise. Additionally, it might decrease their property values.

TOM McGOWAN, Las Vegas resident, asked how many people would be occupying this community complex and how many will be permanent residents to afford those rentals. He expressed concerns regarding how long until the project would turn into an ex-Town Center village.

MAYOR GOODMAN discussed with MR. DOPPE that there would be approximately 200 single-family homes and a total of 22 rental units. MAYOR GOODMAN indicated that he would like to see a similar concept placed downtown.

CITY COUNCIL MEETING OF FEBRUARY 18, 2004
Planning and Development Department
Item 96 – GPA-3497

MINUTES – Continued:

COUNCILMAN MACK pointed out that the Carina Corporation builds excellent homes and he is very excited about this particular project. The initial concern over saturation of apartment units was resolved by the mixed use as an alternative lifestyle. The project is appropriate. Many people choose to rent and renters are not any different than homeowners. Suburban mixed use retains most of the uses in Service Commercial, but also allows residential development. He is proud to have this project in Town Center because it is what was envisioned for Town Center. COUNCILMAN MACK commented that PETER CALTORPHE is world-renowned for town concepts and revitalization and has done villages throughout the country and the world. This will be a big asset, not only for Ward 6, but the entire City.

No one appeared in opposition.

MAYOR GOODMAN declared the Public Hearing closed.

(2:54 – 3:13)

4-325

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: FEBRUARY 18, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

GENERAL PLAN AMENDMENT - PUBLIC HEARING - **GPA-3539 - CITY OF LAS VEGAS** - Request to amend a portion of the Centennial Hills Interlocal Land Use Plan FROM: R (RURAL DENSITY RESIDENTIAL) TO: PF (PUBLIC FACILITY) on 4.91 acres on the northeast corner of Azure Drive and Jones Boulevard (APN: 125-25-101-012), Ward 6 (Mack). The Planning Commission (5-0 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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0

RECOMMENDATION:

The Planning Commission (5-0 vote) and staff recommend APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application - Not Applicable
3. Staff Report

MOTION:

MACK- APPROVED – UNANIMOUS

MINUTES:

MAYOR GOODMAN declared the Public Hearing open.

ROBERT GENZER, Director of Planning and Development Department, explained that this is an housekeeping item. The property is already developed and the change is being made to accommodate what is already there. COUNCILMAN MACK added that a Post Office exists on this site.

No one appeared in opposition.

MAYOR GOODMAN declared the Public Hearing closed.

(3:14 – 3:15)

4-986

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: FEBRUARY 18, 2004

DEPARTMENT: PLANNING & DEVELOPMENT**DIRECTOR: ROBERT S. GENZER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

GENERAL PLAN AMENDMENT - PUBLIC HEARING - **GPA-3388 - MELANIE BITTNER, ET AL** - Request to amend a portion of the Southwest Sector Plan of the General Plan FROM: L (LOW DENSITY RESIDENTIAL) TO: O (OFFICE) on 1.70 acres at 600 - 804 North Jones Boulevard (APN: 138-25-310-001 through 009), Ward 2 (L.B. McDonald). The Planning Commission (5-0 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

29
23

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1
0

RECOMMENDATION:

The Planning Commission (5-0 vote) and staff recommend APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application - Not Applicable
3. Staff Report
4. Submitted at Council meeting – Protest petition with 23 signatures submitted for Item 98 [GPA-3388] and Item 99 [ZON-3474] filed under Item 98 [GPA-3388]
5. Back up referenced from the 1/22/2004 Planning Commission meeting Item 28

MOTION:

L.B. McDONALD – APPROVED – UNANIMOUS with MACK not voting

MINUTES:

MAYOR GOODMAN declared the Public Hearing open for Item 98 [GPA-3388] and Item 99 [ZON-3474].

ROY DOWLING, 4001 North Torrey Pines, appeared on behalf of the applicants and concurred with all conditions.

JUNE INGRAM, Charleston Neighborhood Preservation, expressed concern that this location would become similar to what exists on the south of Jones Boulevard. She opposes this request and submitted a protest petition from area residents. If the application should be approved, she asked that a 10-foot high wall be installed in the back. The residents want this area to remain neighborhood in concept. She asked that the item be held in abeyance until the entire Council visits this area.

CITY COUNCIL MEETING OF FEBRUARY 18, 2004
Planning and Development Department
Item 98 – GPA-3388

MINUTES – Continued:

MR. DOWLING discussed with MAYOR GOODMAN that a design is not available at this time because one of the conditions requires that a design be presented to Planning staff prior to any development. MAYOR GOODMAN asked ROBERT GENZER, Director of Planning and Development Department, if the design would come before the City Council. MR. GENZER replied that the way the condition is written, it would not. Staff met with the applicant and discussed what needs to happen. The mistake made south of Jones Boulevard was that a condition was not imposed requiring a comprehensive plan for the conversion of those units. In this case, the applicant understands that prior to the issuance of any permits to convert any of these units, the plan would have to be approved.

COUNCILWOMAN McDONALD explained that she is familiar with the mistakes made south of Jones Boulevard and that that condition will ensure that this will not happen. Every single application for the conversion will have to comply with these conditions and if they are not able to meet them within the timeframe, it becomes a mute issue. She read some of the conditions, such as one where the applicants need to provide a copy of the recorded joint access agreement between all parcels comprising this site prior to the issuance of any permits.

MR. DOWLING added that all nine property owners have come together and have signed an agreement to adhere to all conditions.

TODD FARLOW, 240 North 19th Street, hopes that the wall will not be built in sections. He asked if a deed restriction is required on this application. DEPUTY CITY ATTORNEY BRYAN SCOTT replied that it would only be required to ensure that the conversion would never become anything other than a business.

JUANITA CLARK, Charleston Neighborhood Preservation, asked that the item be denied. She asked if any changes were made regarding the traffic. BART ANDERSON, Public Works Department, replied that the standard Traffic Impact Analysis condition includes a sentence that an alternative can be agreed to. The Traffic Engineer will analyze the site and determine what he believes is needed for proper traffic at that location. MS. CLARK asked if the site plans for all nine lots were available, and questioned how this application could be approved without the site plans. COUNCILWOMAN McDONALD replied that that is a required condition.

CITY COUNCIL MEETING OF FEBRUARY 18, 2004
Planning and Development Department
Item 98 – GPA-3388

MINUTES – Continued:

MR. DOWLING informed MS. CLARK that his daughter owns one of the properties. MS. CLARK advised that this request is an imposition on the neighborhood and suggested increasing the wall height. MR. DOWLING commented that the issue had been discussed and he was surprised that raising the rear wall was not addressed in written form. None of the owners were opposed to participating in doing so. MR. GENZER commented that the code allows up to an eight-foot high wall. Anything above that would require a variance. DEPUTY CITY ATTORNEY BRYAN SCOTT noted that normally such a condition, if needed, would be placed on the site development plan review. If the existing wall were structurally unable to support the additional height, a new continuous block wall could be installed.

MAYOR GOODMAN declared the Public Hearing closed for Item 98 [GPA-3388] and Item 99 [ZON-3474].

NOTE: All discussion for Item 98 and Item 99 was held under Item 98.

(3:15 – 3:31)

4-1023

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: FEBRUARY 18, 2004

DEPARTMENT: PLANNING & DEVELOPMENT**DIRECTOR: ROBERT S. GENZER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

REZONING RELATED TO GPA-3388 - PUBLIC HEARING - **ZON-3474 - MELANIE BITTNER, ET AL** - Request for a Rezoning FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: P-R (PROFESSIONAL OFFICES AND PARKING) on 1.7 acres at 600 - 804 North Jones Boulevard (APN: 138-25-310-001 through 009), Ward 2 (L.B. McDonald). The Planning Commission (5-0 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

29
23

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1
0

RECOMMENDATION:

The Planning Commission (5-0 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Submitted at Council meeting – Protest petition with 23 signatures submitted for Item 98 [GPA-3388] and Item 99 [ZON-3474] filed under Item 98 [GPA-3388]
5. Back up referenced from the 1/22/2004 Planning Commission meeting Item 29

MOTION:

L.B. McDONALD – APPROVED subject to conditions – UNANIMOUS with MACK not voting

MINUTES:

NOTE: See Item 98 [GPA-3388] for all related discussion.

(3:15 – 3:31)

4-1023

CONDITONS:

Planning and Development

1. A General Plan Amendment (GPA-3388) from L (Low Density Residential) to an O (Office) land use designation approved by the City Council
2. A Resolution of Intent with a two-year time limit

CITY COUNCIL MEETING OF FEBRUARY 18, 2004
Planning and Development Department
Item 99 – ZON-3474

CONDITIONS – Continued:

3. A comprehensive site development plan, including all lots, shall be submitted for approval by the Planning and Development Department and the Department of Public Works prior to the issuance of a Certificate of Occupancy for any of these lots. This plan shall show the location of joint driveways, a consistent landscaping plan and joint parking and access agreements.

Public Works

4. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.
5. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

6. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this overall site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways as recommended.

CITY COUNCIL MEETING OF FEBRUARY 18, 2004
Planning and Development Department
Item 99 – ZON-3474

CONDITIONS – Continued:

7. Provide a copy of a recorded Joint Access Agreement between all parcels comprising this site prior to the issuance of any permits. All parking and driveways shall be designed and constructed such that no vehicles must back out onto Jones Boulevard or Granada Avenue. Where individual lots are not large enough to accommodate two way traffic into and out of the parking lots, adjacent parcels shall come in together to provide appropriate two way traffic handling.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: FEBRUARY 18, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

GENERAL PLAN AMENDMENT - PUBLIC HEARING - **GPA-3418 - CITY OF LAS VEGAS** - Request to amend portions of the West Las Vegas Sector Future Land Use Map FROM: M (MEDIUM DENSITY RESIDENTIAL) TO: SC (SERVICE COMMERCIAL) and MLA (MEDIUM-LOW ATTACHED DENSITY RESIDENTIAL) on the east side of Rancho Drive, approximately 280 feet north of Vegas Drive (APN: 139-20-411-015), Ward 5 (Weekly). The Planning Commission (5-0 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

4
0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

2
0

RECOMMENDATION:

The Planning Commission (5-0 vote) and staff recommend APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application - Not Applicable
3. Staff Report

MOTION:

WEEKLY – APPROVED – UNANIMOUS

MINUTES:

MAYOR GOODMAN declared the Public Hearing open for Item 100 [GPA-3418] and Item 101 [ZON-3420].

ROBERT GENZER, Director of Planning and Development Department, summarized this last phase of the Rancho Corridor study. Staff worked with the property owner to resolve various issues and this application will appropriately eliminate another piece of existing C-2 zoning running the length of Rancho Drive.

No one appeared in opposition.

There was no discussion.

MAYOR GOODMAN declared the Public Hearing closed for Item 100 [GPA-3418] and Item 101 [ZON-3420].

CITY COUNCIL MEETING OF FEBRUARY 18, 2004
Planning and Development Department
Item 100 – GPA-3418

MINUTES – Continued:

NOTE: All discussion for Item 100 [GPA-3418] and Item 101 [ZON-3420] was held under Item 100 [GPA-3418].

(3:31 – 3:33)

4-1608

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: FEBRUARY 18, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

REZONING RELATED TO GPA-3418 - PUBLIC HEARING - **ZON-3420 - CITY OF LAS VEGAS** - Request for a Rezoning FROM: C-2 (GENERAL COMMERCIAL), R-MHP (RESIDENTIAL MOBILE/ MANUFACTURED HOME PARK) and U (UNDEVELOPED) [M (Medium Density Residential) General Plan Designation] TO: C-1 (LIMITED COMMERCIAL) and R-2 (MEDIUM-LOW DENSITY RESIDENTIAL) on the east side of Rancho Drive, approximately 280 feet north of Vegas Drive (APN: 139-20-411-015), Ward 5 (Weekly). The Planning Commission (5-0 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

2
0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

2
0

RECOMMENDATION:

The Planning Commission (5-0 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

WEEKLY – APPROVED subject to conditions – UNANIMOUS

MINUTES:

NOTE: See Item 100 [GPA-3418] for all related discussion.

(3:31 – 3:33)

4-1608

CONDITIONS:

Planning and Development

1. A General Plan Amendment (GPA-3418) to SC (Service Commercial) and MLA (Medium-Low Attached Density Residential) land use designations approved by the City Council.
2. A Site Development Plan Review application approved by the Planning Commission and City Council at a public hearing prior to issuance of any permits, any site grading, and all development activity for the site.
3. The property owners or their designees shall prepare an impact report if any proposed future development is determined by staff to be a Project of Regional Significance.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: FEBRUARY 18, 2004

DEPARTMENT: PLANNING & DEVELOPMENT**DIRECTOR: ROBERT S. GENZER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

GENERAL PLAN AMENDMENT - PUBLIC HEARING - GPA-3439 - CENTENNIAL COURT, LIMITED LIABILITY COMPANY ON BEHALF OF PHILIP H. DAVIS - Request to amend Map 4 of the Centennial Hills Sector Plan FROM: SX-TC (SUBURBAN MIXED-USE-TOWN CENTER) TO: SC-TC (SERVICE COMMERCIAL-TOWN CENTER) on 2.81 acres adjacent to the northeast corner of Skypointe and Buffalo Drives (APN: 125-21-711-004), Ward 6 (Mack). The Planning Commission (5-0 vote) and staff recommend DENIAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

3
0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0
0

RECOMMENDATION:

The Planning Commission (5-0 vote) and staff recommend DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application - Not Applicable
3. Staff Report
4. Submitted after final agenda – Request for Withdrawal without Prejudice by Phil Davis
5. Back up referenced from the 1/22/2004 Planning Commission meeting Item 24

MOTION:

REESE – Motion to HOLD IN ABEYANCE Item 73 [SDR-3201] and Item 93 [SUP-3479] to 3/3/2004 and Item 113 [GPA-3470], Item 114 [ZON-3473], Item 115 [SDR-3475], Item 134 [ROC-2671], Item 135 [GPA-3483] and Item 136 [ZON-3509] to 3/17/2004; Accept the WITHDRAWAL WITHOUT PREJUDICE of Item 102 [GPA-3439] and 103 [SDR-3441] – UNANIMOUS with GOODMAN abstaining on Item 93 [SUP-3479] because someone in his law firm is negotiating with a billboard company from which he may benefit

MINUTES:

There was no discussion.

(1:14 – 1:19)

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: FEBRUARY 18, 2004

DEPARTMENT: PLANNING & DEVELOPMENT**DIRECTOR: ROBERT S. GENZER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-3439 - PUBLIC HEARING - **SDR-3441 - CENTENNIAL COURT, LIMITED LIABILITY COMPANY ON BEHALF OF PHILIP H. DAVIS** - Request for a Site Development Plan Review FOR 22,635 SQUARE FEET OF PROPOSED COMMERCIAL BUILDINGS on 2.81 acres adjacent to the northeast corner of Skypointe and Buffalo Drives (APN: 125-21-711-004), C-2 (General Commercial) Zone under Resolution of Intent to T-C (Town Center), Ward 6 (Mack). The Planning Commission (5-0 vote) and staff recommend DENIAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

The Planning Commission (5-0 vote) and staff recommend DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Submitted after final agenda – Request for Withdrawal without Prejudice by Phil Davis
5. Back up referenced from the 1/22/2004 Planning Commission meeting Item 26

MOTION:

REESE – Motion to HOLD IN ABEYANCE Item 73 [SDR-3201] and Item 93 [SUP-3479] to 3/3/2004 and Item 113 [GPA-3470], Item 114 [ZON-3473], Item 115 [SDR-3475], Item 134 [ROC-2671], Item 135 [GPA-3483] and Item 136 [ZON-3509] to 3/17/2004; Accept the WITHDRAWAL WITHOUT PREJUDICE of Item 102 [GPA-3439] and 103 [SDR-3441] – UNANIMOUS with GOODMAN abstaining on Item 93 [SUP-3479] because someone in his law firm is negotiating with a billboard company from which he may benefit

MINUTES:

There was no discussion.

(1:14 – 1:19)

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: FEBRUARY 18, 2004

DEPARTMENT: PLANNING & DEVELOPMENT**DIRECTOR: ROBERT S. GENZER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

GENERAL PLAN AMENDMENT - PUBLIC HEARING - **GPA-3455 - ENCORE COMMERCIAL ON BEHALF OF THE CHURCH OF JESUS CHRIST OF LATTER DAY SAINTS** - Request to amend a portion of the Southwest Sector Plan of the General Plan FROM: ML (MEDIUM-LOW DENSITY RESIDENTIAL) TO: O (OFFICE) on 2.67 acres at 7401 Smoke Ranch Road (a portion of APN: 138-22-102-001), Ward 4 (Brown). The Planning Commission (4-1 vote on a motion for approval) failed to obtain a super majority vote which is tantamount to DENIAL. Staff recommends APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

The Planning Commission (4-1 vote on a motion for approval) failed to obtain a super majority vote which is tantamount to DENIAL. Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application - Not Applicable
3. Staff Report

MOTION:

BROWN – APPROVED – UNANIMOUS with L.B. McDONALD not voting and GOODMAN abstaining because JAY BROWN is a co-owner of the Out-Patient Facility on Charleston Boulevard

MINUTES:

MAYOR GOODMAN opened the Public Hearing for Item 104 [GPA-3455], Item 105 [ZON-3456] and Item 106 [SDR-3457] and declared his abstention.

ATTORNEY JAY BROWN, 520 South Fourth Street, appeared on behalf of the applicant with the project engineer.

ROBERT GENZER, Director of Planning and Development Department, suggested that a condition be added to the site development plan review that no structure shall be permitted on the west property line. COUNCILMAN BROWN confirmed with the applicants' representatives

CITY COUNCIL MEETING OF FEBRUARY 18, 2004
Planning and Development Department
Item 104 – GPA-3455

MINUTES – Continued:

that the executive parking structure will be relocated away from the western property line, away from the neighbors. Additionally, even though the two trash enclosures meet the 50-foot adjacency, COUNCILMAN BROWN requested that they be redesigned moving them further away from the neighborhood or design them so that the trucks do not have to come towards the neighbors. He verified with MR. FREGGIARO that the development on the building pad would be kept as low as possible. MR. FREGGIARO showed elevations of the proposed project.

No one appeared in opposition.

MAYOR PRO TEM REESE declared the Public Hearing closed for Item 104 [GPA-3455], Item 105 [ZON-3456] and Item 106 [SDR-3457].

NOTE: All discussion for Item 104, Item 105 and Item 106 was held under Item 104.

(3:33 – 3:39)

4-1697

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: FEBRUARY 18, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

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DISCUSSION

SUBJECT:

REZONING RELATED TO GPA-3455 - PUBLIC HEARING - **ZON-3456 - ENCORE COMMERCIAL ON BEHALF OF THE CHURCH OF JESUS CHRIST OF LATTER DAY SAINTS** - Request for a Rezoning FROM: U (UNDEVELOPED) [ML (Medium Low Density Residential) General Plan Designation] [PROPOSED: O (Office) General Plan Designation] TO: P-R (PROFESSIONAL OFFICES AND PARKING) on 2.67 acres at 7401 Smoke Ranch Road (a portion of APN: 138-22-102-001), Ward 4 (Brown). The Planning Commission (4-1 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

The Planning Commission (4-1 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

BROWN – APPROVED subject to conditions – UNANIMOUS with GOODMAN abstaining because JAY BROWN is a co-owner of the Out-Patient Facility on Charleston Boulevard

MINUTES:

NOTE: See Item 104 [GPA-3455] for all related discussion.

(3:33 – 3:39)

4-1697

CONDITONS:

Planning and Development

1. A General Plan Amendment (GPA-3455) to an O (Office) land use designation approved by the City Council.
2. A Resolution of Intent with a two-year time limit.
3. A Site Development Plan Review application approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.

CITY COUNCIL MEETING OF FEBRUARY 18, 2004
Planning and Development Department
Item 105 – ZON-3456

CONDITIONS – Continued:

Public Works

4. A Parcel Map or other legal means to divide the existing parcel shall record prior to the issuance of any permits for this site, in order to create a legal parcel for development.
5. Remove all substandard public street improvements adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development.
6. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways and/or access ways as recommended in the approved drainage plan/study.
7. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: FEBRUARY 18, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-3455 AND ZON-3456 - PUBLIC HEARING - **SDR-3457 - ENCORE COMMERCIAL ON BEHALF OF THE CHURCH OF JESUS CHRIST OF LATTER DAY SAINTS** - Request for a Site Development Plan Review and a Waiver of Commercial Development Standards FOR A PROPOSED 31,555 SQUARE FOOT OFFICE BUILDING on 2.67 acres at 7401 Smoke Ranch Road (a portion of APN: 138-22-102-001), U (Undeveloped) Zone [PROPOSED: P-R (Professional Office and Parking)] [ML (Medium-Low Density Residential) General Plan Designation] [PROPOSED: O (Office) General Plan Designation], Ward 4 (Brown). The Planning Commission (4-1 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
 City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
 City Council Meeting

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RECOMMENDATION:

The Planning Commission (4-1 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

BROWN – APPROVED subject to conditions and the following added conditions:

No structures shall be permitted on the west property line.

The applicant will work to move the trash enclosures further east on the parcel, subject to approval of the Planning and Development Department.

– UNANIMOUS with GOODMAN abstaining because JAY BROWN is a co-owner of the Out-Patient Facility on Charleston Boulevard

MINUTES:

NOTE: See Item 104 [GPA-3455] for all related discussion.

(3:33 – 3:39)

4-1697

CONDITONS:

Planning and Development

1. A Rezoning (ZON-3456) to a P-R (Professional Office and Parking) Zoning District approved by the City Council and all other subsequent related actions.

CITY COUNCIL MEETING OF FEBRUARY 18, 2004
Planning and Development Department
Item 106 – SDR-3457

MINUTES – Continued:

2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
3. All development shall be in conformance with the site plan, landscape plan and building elevations, date stamped 2/18/04, except as amended by conditions herein.
4. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect the relocation of the trash enclosures that meet Title 19.08.045 requirements including, the distance requirement from residential property (50 feet) and to ensure the trash enclosures are fully enclosed and roofed. The site plan shall also be revised to relocate the executive three-car garage a minimum of 100 feet from the west (residential) property line.
5. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
6. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect minimum six-foot wide landscape planters along the side and rear property lines, including the north and west project limit lines of Lot 2 and the perimeter landscape planters located along the driveway entrance. All landscape materials and spacing shall meet the minimum requirements of the Las Vegas Urban Design Guidelines and Standards.
7. The trash enclosure shall meet minimum standards set forth in the Las Vegas Medical District, which include screening from public view on three sides by a solid six-foot tall decorative wall, on the fourth side by a solid gate not less than five feet in height and shall have a roof.
8. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.]
9. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.

CITY COUNCIL MEETING OF FEBRUARY 18, 2004
Planning and Development Department
Item 106 – SDR-3457

CONDITIONS – Continued:

10. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
11. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize ‘shoe-box’ fixtures and downward-directed lights. Wallpack lighting shall utilize ‘shoe-box’ fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
12. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
13. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
14. All City Code requirements and design standards of all City departments must be satisfied.
15. The applicant shall meet with Planning and Development staff to develop an addressing plan prior to issue of permits.

Public Works

16. All new or modifications to existing driveways shall be designed, located and constructed in accordance with Standard Drawing #222a.
17. Construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site; the connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network; the connecting sidewalk shall be terminated on-site with a handicap ramp.
18. Site development to comply with all applicable conditions of approval for ZON-3456 and all subsequent site-related actions.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: FEBRUARY 18, 2004

DEPARTMENT: PLANNING & DEVELOPMENT**DIRECTOR: ROBERT S. GENZER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

GENERAL PLAN AMENDMENT - PUBLIC HEARING - **GPA-3459 - RICK WILLIAMS, ET AL ON BEHALF OF CRAIG/ BUFFALO, LIMITED** - Request to amend a portion of the Centennial Hills Interlocal Land Use Plan of the Centennial Hills Sector Plan FROM: DR (DESERT RURAL DENSITY RESIDENTIAL) TO: R (RURAL DENSITY RESIDENTIAL) on 10.8 acres adjacent to the southwest corner of Craig Road and Buffalo Drive (APN: 138-04-704-001, 002, 003 and 004), Ward 4 (Brown). The Planning Commission (5-0 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:**Planning Commission Mtg.****0****City Council Meeting****0****APPROVALS RECEIVED BEFORE:****Planning Commission Mtg.****0****City Council Meeting****0****RECOMMENDATION:**

The Planning Commission (5-0 vote) and staff recommend APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application - Not Applicable
3. Staff Report

MOTION:

BROWN – APPROVED – UNANIMOUS with GOODMAN abstaining because he owns property in a partnership with JEROME SCHNEIDER in Apex, with ROBERT ZERING in Ely or Elko, and both men are part of this application

MINUTES:

MAYOR GOODMAN declared the Public Hearing open for Item 107 [GPA-3459], Item 108 [ZON-3461], Item 109 [SUP-3463] and Item 110 [SDR-3462] and declared his abstention.

JAMES VELTMAN, Veltman Planning Design Group, 4470 North Chieftain Street, appeared on behalf of the applicant and concurred with staff conditions.

TODD FARLOW, 240 North 19th Street, was pleased that the elevations depict a tall garage for the RV vehicles. This will eliminate the need to park these vehicles on the side yards.

CITY COUNCIL MEETING OF FEBRUARY 18, 2004
Planning and Development Department
Item 107 – GPA-3459

MINUTES – Continued:

COUNCILMAN BROWN commented that he received telephone calls regarding Item 110 [SDR-3462]. He explained that the applicant was entitled to build 2 homes per acre for a total of 21.6 homes. The request is for 23 homes, only adding an additional 1.4 homes in exchange for some nice landscaping. The product is wonderful. There is a drainage easement on the south boundary, and the Buffalo SID actually encroached and took away some of the property. This is a welcome product, and COUNCILMAN BROWN thanked the applicant for working with his office and the neighborhood.

No one appeared in opposition.

MAYOR PRO TEM REESE declared the Public Hearing closed for Item 107 [GPA-3459], Item 108 [ZON-3461], Item 109 [SUP-3463] and Item 110 [SDR-3462].

NOTE: All discussion for Item 107, Item 108, Item 109 and Item 110 was held under Item 107.
(3:39 – 3:44)

4-1940

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: FEBRUARY 18, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

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DISCUSSION

SUBJECT:

REZONING RELATED TO GPA-3459 - PUBLIC HEARING - **ZON-3461 - RICK WILLIAMS, ET AL ON BEHALF OF CRAIG/ BUFFALO, LIMITED** - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: R-D (SINGLE FAMILY RESIDENTIAL - RESTRICTED) on 10.8 acres adjacent to the southwest corner of Craig Road and Buffalo Drive (APN: 138-04-704-001, 002, 003 and 004), Ward 4 (Brown). The Planning Commission (5-0 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

The Planning Commission (5-0 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

BROWN – APPROVED subject to conditions – UNANIMOUS with GOODMAN abstaining because he owns property in a partnership with JEROME SCHNEIDER in Apex, with ROBERT ZERING in Ely or Elko, and both men are part of this application

MINUTES:

NOTE: See Item 107 [GPA-3459] for all related discussion.

(3:39 – 3:44)

4-1940

CONDITONS:

Planning and Development

1. A General Plan Amendment (GPA-3459) to a R (Rural Density Residential) land use designation approved by the City Council.
2. A Resolution of Intent with a two-year time limit.
3. A Site Development Plan Review application approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.

CITY COUNCIL MEETING OF FEBRUARY 18, 2004
Planning and Development Department
Item 108 – ZON-3461

CONDITIONS – Continued:

Public Works

4. An Order of Vacation for the proposed vacation of the area adjacent to Helena Avenue must record prior to the recordation of a final map for this site and the final map must show the Recorder's number of the Vacation.
5. The Special Improvement District section of the Department of Public Works must be contacted and appropriate written agreements (if necessary) must be executed by the property owner(s) of record for Special Improvement District number 1480 prior to the recordation of a final map for this site. The written agreements (if applicable) will allow the recalculation and/or the redistribution of all assessments of record on this site. This site shall be responsible for all half-street improvements for Buffalo Drive not constructed by the Special Improvement District number 1480.
6. Construct half-street improvements including appropriate overpaving if legally able on Quadrel Street and Craig Road adjacent to this site concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the north and west boundary of this site prior to construction of hard surfacing (asphalt or concrete).
7. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits or the recordation of a Map subdividing this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this

CITY COUNCIL MEETING OF FEBRUARY 18, 2004
Planning and Development Department
Item 108 – ZON-3461

CONDITIONS – Continued:

site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

8. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: FEBRUARY 18, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

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DISCUSSION

SUBJECT:

SPECIAL USE PERMIT RELATED TO GPA-3459 AND ZON-3461 - PUBLIC HEARING - SUP-3463 - RICK WILLIAMS, ET AL ON BEHALF OF CRAIG/ BUFFALO, LIMITED - Request for a Special Use Permit FOR PRIVATE STREETS FOR A 23 LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT adjacent to the southwest corner of Craig Road and Buffalo Drive (APN: 138-04-704-001, 002, 003 and 004), R-E (Residence Estates) Zone [PROPOSED: R-D (Single Family Residential-Restricted)] Ward 4 (Brown). The Planning Commission (5-0 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

The Planning Commission (5-0 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

BROWN – APPROVED subject to conditions – UNANIMOUS with GOODMAN abstaining because he owns property in a partnership with JEROME SCHNEIDER in Apex, with ROBERT ZERING in Ely or Elko, and both men are part of this application

MINUTES:

NOTE: See Item 107 [GPA-3459] for all related discussion.

(3:39 – 3:44)

4-1940

CONDITONS:

Planning and Development

1. Conformance to all Minimum Requirements under Title 19.04.050 for Private Streets (Residential).
2. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-3461) and Site Development Plan Review (SDR-3462).
3. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.

CITY COUNCIL MEETING OF FEBRUARY 18, 2004
Planning and Development Department
Item 109 – SUP-3463

CONDITIONS – Continued:

4. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

5. Gated access driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.
6. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services prior to the issuance of any permits.
7. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
8. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-3461, Site Development Plan Review SDR-3462 and all other subsequent site-related actions.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: FEBRUARY 18, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-3459, ZON-3461 AND SUP-3463 - PUBLIC HEARING - **SDR-3462 - RICK WILLIAMS, ET AL ON BEHALF OF CRAIG/ BUFFALO, LIMITED** - Request for a Site Development Plan Review FOR A 23 LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 10.8 acres adjacent to the southwest corner of Craig Road and Buffalo Drive (APN: 138-04-704-001, 002, 003 and 004), R-E (Residence Estates) Zone [PROPOSED: R-D (Single Family Residential - Restricted)] Ward 4 (Brown). The Planning Commission (5-0 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

The Planning Commission (5-0 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

BROWN – APPROVED subject to conditions – UNANIMOUS with GOODMAN abstaining because he owns property in a partnership with JEROME SCHNEIDER in Apex, with ROBERT ZERING in Ely or Elko, and both men are part of this application

MINUTES:

NOTE: See Item 107 [GPA-3459] for all related discussion.

(3:39 – 3:44)

4-1940

CONDITONS:

Planning and Development

1. A Rezoning (ZON-3561) to an R-D (Single Family Residential – Restricted) Zoning District approved by the City Council.
2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
3. All development shall be in conformance with the site plan, landscape plan and building elevations, except as amended by conditions herein.

CITY COUNCIL MEETING OF FEBRUARY 18, 2004
Planning and Development Department
Item 110 – SDR-3462

CONDITIONS – Continued:

4. The standards for this development shall include the following: minimum lot size of 11,000 square feet, minimum distance between buildings of 20 feet, minimum lot width of 90 feet, with exceptions as noted in Title 19.08.040, and building height shall not exceed two stories or 35 feet, whichever is less.
5. The setbacks for this development shall be a minimum of 25 feet to the front of the house, 18 feet to the front of the garage as measured from back of sidewalk or from back of curb if no sidewalk is provided, 10 feet on the side, 15 feet on the corner side, and 30 feet in the rear.
6. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a tentative map, to gate and designate the secondary access from Craig Road as an emergency access only.
7. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect minimum six-foot wide landscape planters with 24-inch box trees planted a maximum of 30 feet on-center and a minimum of four five-gallon shrubs for each tree within provided planters. All landscaping shall meet the minimum requirements per the Las Vegas Urban Design Guidelines and Standards.
8. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
9. Air conditioning units shall not be mounted on rooftops.
10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19A.12.050.
11. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
12. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

CITY COUNCIL MEETING OF FEBRUARY 18, 2004
Planning and Development Department
Item 110 – SDR-3462

CONDITIONS – Continued:

13. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Tentative Map for this site. The Design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
14. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

15. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-3461 and all other subsequent site-related actions.
16. The approval of all Public Works related improvements shown on this Site Development Plan Review is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to submittal of a Tentative Map or construction drawings, whichever may occur first. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Tentative Map or construction drawings, whichever may occur first.
17. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: FEBRUARY 18, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

GENERAL PLAN AMENDMENT - PUBLIC HEARING - **GPA-3469 - CANYON RIDGE CHRISTIAN CHURCH** - Request to amend a portion of the Centennial Hills Interlocal Land Use Plan of the Centennial Hills Sector Plan FROM: R (RURAL DENSITY RESIDENTIAL) TO: P-F (PUBLIC FACILITY) on 39.24 acres adjacent to the northwest corner of Lone Mountain Road and Jones Boulevard (APN: 125-35-802-001, 002, 003, 005, 006, 007, 125-35-803-001 and 002), Ward 6 (Mack). The Planning Commission (5-0 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

The Planning Commission (5-0 vote) and staff recommend APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application - Not Applicable
3. Staff Report

MOTION:

MACK – APPROVED – UNANIMOUS

MINUTES:

MAYOR GOODMAN declared the Public Hearing open for Item 111 [GPA-3469] and Item 112 [ZON-3471].

KIRK CARLSON, Swisher & Hall Architects, 7373 Peak Drive, appeared on behalf of the applicant and concurred with staff conditions.

No one appeared in opposition.

MAYOR GOODMAN declared the Public Hearing closed for Item 111 [GPA-3469] and Item 112 [ZON-3471].

NOTE: All discussion for Item 111 [GPA-3469] and Item 112 [ZON-3471] took place under Item 111 [GPA-3469].

(3:44 – 3:46)

4-2154

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: FEBRUARY 18, 2004

DEPARTMENT: PLANNING & DEVELOPMENT**DIRECTOR: ROBERT S. GENZER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

REZONING RELATED TO GPA-3469 - PUBLIC HEARING - **ZON-3471 - CANYON RIDGE CHRISTIAN CHURCH** - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: C-V (CIVIC) on 39.24 acres adjacent to the northwest corner of Lone Mountain Road and Jones Boulevard (APN: 125-35-802-001, 002, 003, 005, 006, 007, 125-35-803-001 and 002), Ward 6 (Mack). The Planning Commission (5-0 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

The Planning Commission (5-0 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

MACK – APPROVED subject to conditions – UNANIMOUS

MINUTES:

NOTE: See Item 111[GPA-3469] for all related discussion.

(3:44 – 3:46)

4-2154

CONDITONS:

Planning and Development

1. Site development to comply with all applicable conditions of approval for SDR-3213 and all other site-related actions.
2. A General Plan Amendment (GPA-3469) to a PF (Public Facilities) land use designation approved by the City Council.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: FEBRUARY 18, 2004**DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: ROBERT S. GENZER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

GENERAL PLAN AMENDMENT - PUBLIC HEARING - **GPA-3470 - JUAN J. ELIAS** - Request to amend a portion of the Southwest Sector Future Land Use Plan of the General Plan FROM: L (LOW DENSITY RESIDENTIAL) TO: SC (SERVICE COMMERCIAL) on 0.15 acres adjacent to the northeast corner of Bonanza Road and Twenty-Third Street (APN: 139-26-811-094), Ward 5 (Weekly). The Planning Commission (4-1 vote) and staff recommend DENIAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

The Planning Commission (4-1 vote) and staff recommend DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application - Not Applicable
3. Staff Report
4. Submitted after final agenda – Abeyance request from JUAN J. ELIAS for Item 113 [GPA-3470], Item 114 [ZON-3473] and Item 115 [SDR-3475] filed under Item 113 [GPA-3470]
5. Back up referenced from the 1/22/2004 Planning Commission meeting Item 41

MOTION:

REESE – Motion to HOLD IN ABEYANCE Item 73 [SDR-3201] and Item 93 [SUP-3479] to 3/3/2004 and Item 113 [GPA-3470], Item 114 [ZON-3473], Item 115 [SDR-3475], Item 134 [ROC-2671], Item 135 [GPA-3483] and Item 136 [ZON-3509] to 3/17/2004; Accept the WITHDRAWAL WITHOUT PREJUDICE of Item 102 [GPA-3439] and 103 [SDR-3441] – UNANIMOUS with GOODMAN abstaining on Item 93 [SUP-3479] because someone in his law firm is negotiating with a billboard company from which he may benefit

MINUTES:

There was no discussion.

(1:14 – 1:19)

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: FEBRUARY 18, 2004**DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: ROBERT S. GENZER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

REZONING RELATED TO GPA-3470 - PUBLIC HEARING - **ZON-3473 - JUAN J. ELIAS** - Request for a Rezoning FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: N-S (NEIGHBORHOOD SERVICE) AND FOR A WAIVER TO ALLOW A 68 FOOT WIDE LOT WHERE 100 FEET IS REQUIRED on 0.15 acres adjacent to the northeast corner of Bonanza Road and Twenty-Third Street (APN: 139-26-811-094), Ward 5 (Weekly). The Planning Commission (3-2 vote) and staff recommend DENIAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

The Planning Commission (3-2 vote) and staff recommend DENIAL.

BACKUP DOCUMENTATION:

Location Map

Conditions For This Application

Staff Report

Submitted after final agenda – Abeyance request from JUAN J. ELIAS for Item 113 [GPA-3470], Item 114 [ZON-3473] and Item 115 [SDR-3475] filed under Item 113 [GPA-3470]

Back up referenced from the 1/22/2004 Planning Commission meeting Item 42

MOTION:

REESE – Motion to HOLD IN ABEYANCE Item 73 [SDR-3201] and Item 93 [SUP-3479] to 3/3/2004 and Item 113 [GPA-3470], Item 114 [ZON-3473], Item 115 [SDR-3475], Item 134 [ROC-2671], Item 135 [GPA-3483] and Item 136 [ZON-3509] to 3/17/2004; Accept the WITHDRAWAL WITHOUT PREJUDICE of Item 102 [GPA-3439] and 103 [SDR-3441] – UNANIMOUS with GOODMAN abstaining on Item 93 [SUP-3479] because someone in his law firm is negotiating with a billboard company from which he may benefit

MINUTES:

There was no discussion.

(1:14 – 1:19)

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: FEBRUARY 18, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

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DISCUSSION

SUBJECT:

SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-3470 AND ZON-3473 - PUBLIC HEARING - **SDR-3475 - JUAN J. ELIAS** - Request for a Site Development Plan Review FOR A PROPOSED COMMERCIAL BUILDING AND A WAIVER OF THE PERIMETER LANDSCAPING REQUIREMENTS on 0.15 acres adjacent to the northeast corner of Bonanza Road and Twenty-Third Street (APN: 139-26-811-094), R-1 (Single Family Residential) Zone [PROPOSED: N-S (Neighborhood Service)], Ward 5 (Weekly). The Planning Commission (4-1 vote) and staff recommend DENIAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

The Planning Commission (4-1 vote) and staff recommend DENIAL.

BACKUP DOCUMENTATION:

Location Map

Conditions For This Application

Staff Report

Submitted after final agenda – Abeyance request from JUAN J. ELIAS for Item 113 [GPA-3470], Item 114 [ZON-3473] and Item 115 [SDR-3475] filed under Item 113 [GPA-3470]

Back up referenced from the 1/22/2004 Planning Commission meeting Item 43

MOTION:

REESE – Motion to HOLD IN ABEYANCE Item 73 [SDR-3201] and Item 93 [SUP-3479] to 3/3/2004 and Item 113 [GPA-3470], Item 114 [ZON-3473], Item 115 [SDR-3475], Item 134 [ROC-2671], Item 135 [GPA-3483] and Item 136 [ZON-3509] to 3/17/2004; Accept the WITHDRAWAL WITHOUT PREJUDICE of Item 102 [GPA-3439] and 103 [SDR-3441] – UNANIMOUS with GOODMAN abstaining on Item 93 [SUP-3479] because someone in his law firm is negotiating with a billboard company from which he may benefit

MINUTES:

There was no discussion.

(1:14 – 1:19)

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: FEBRUARY 18, 2004**DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: ROBERT S. GENZER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

GENERAL PLAN AMENDMENT - PUBLIC HEARING - **GPA-3478 - NEVADA HOMES GROUP ON BEHALF OF DAY STAR VENTURES, LIMITED LIABILITY COMPANY** - Request to amend a portion of the Centennial Hills Interlocal Land Use Plan of the General Plan FROM: L-TC (LOW DENSITY RESIDENTIAL – TOWN CENTER) TO: ML-TC (MEDIUM-LOW DENSITY RESIDENTIAL – TOWN CENTER) on 15.17 acres adjacent to the southwest corner of Fort Apache Road and Deer Springs Way (APN: 125-19-701-008 and a portion of 007), Ward 6 (Mack). The Planning Commission (5-0 vote) and staff recommend DENIAL

PROTESTS RECEIVED BEFORE:**Planning Commission Mtg.****2****City Council Meeting****0****APPROVALS RECEIVED BEFORE:****Planning Commission Mtg.****0****City Council Meeting****0****RECOMMENDATION:**

The Planning Commission (5-0 vote) and staff recommend DENIAL.

BACKUP DOCUMENTATION:

Location Map

Conditions For This Application - Not Applicable

Staff Report

MOTION:**MACK – APPROVED – UNANIMOUS****MINUTES:**

MAYOR GOODMAN declared the Public Hearing open for Item 116 [GPA-3478], Item 117 [ZON-3481], Item 118 [VAR-3487] and Item 119 [SDR-3485].

ATTORNEY RUSSELL ROWE, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, appeared on behalf of Nevada Homes Group. The development is significantly impacted by public facilities and infrastructure, higher density to the east, and the County master plan which shows a significantly higher density to the south and density of 6 units to the acre to the north. The request is for 94 units on 15 acres, equaling 6.19 units per acre, slightly greater than that approved to the north but significantly less than that approved to the south and east. The density is appropriate.

CITY COUNCIL MEETING OF FEBRUARY 18, 2004
Planning and Development Department
Item 116 – GPA-3478

MINUTES – Continued:

ATTORNEY ROWE noted that open space was added to the interior of the development to mitigate the open space issue raised at the Planning Commission. At COUNCILMAN MACK'S request, the open space area was moved to the south end, taking up Lots 74, 75, 76 and 77. The applicant supported the change because it will keep the playing children further from the entrance of the development, which is accessed from an 80-foot right-of-way. A 20-foot wide multi-use trail was added along Fort Apache Road and landscaping added to the corners of the exterior of the development to soften the edges and provide additional open space. On the side lots of the homes, on the interior of the development, a 15-foot wide landscaping trimming was added with trees. In addition, a trail was added to go from the interior at the southwest corner of the development to a future park so that the residents would have direct access.

ATTORNEY ROWE requested that Condition 3 on the site development plan review be deleted, as unnecessary, and Condition 7 amended to reflect a 10-foot rather than 15-foot rear yard setback. He further asked to withdraw the request for a variance on the open space.

TODD FARLOW, 240 North 19th Street, was pleased with the plan presented.

COUNCILMAN MACK thanked the applicant for moving the open space to the back. It is important to understand that this General Plan Amendment is consistent with the southern boundary where the County approved medium low attached, as well as the adjacent detention basin and Beltway. He thanked the applicant for withdrawing the variance request without prejudice.

MARGO WHEELER, Deputy Director of Planning and Development Department, concurred with deleting Condition 3 and the amendment to Condition 7. She added that project approval should be pursuant to plans submitted at the 2/18/2004 City Council meeting, a maximum of 94 dwelling units, and lots shown on the 2/18/2004 plan as 74 through 77 being converted to open space with a minimum improvement of a tot-lot and barbeque facilities. ATTORNEY ROWE concurred and verified with COUNCILMAN MACK that once the open space is moved to lots 74 through 77, the current open space at the north will convert back to the four lots.

No one appeared in opposition.

MAYOR GOODMAN declared the Public Hearing closed for Item 116 [GPA-3478], Item 117 [ZON-3481], Item 118 [VAR-3487] and Item 119 [SDR-3485].

NOTE: All discussion for Item 116 [GPA-3478], Item 117 [ZON-3481], Item 118 [VAR-3487] and Item 119 [SDR-3485] took place under Item 116 [GPA-3478].

(3:46 – 3:55)

4-2235

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: FEBRUARY 18, 2004**DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: ROBERT S. GENZER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

REZONING RELATED TO GPA-3478 - PUBLIC HEARING - **ZON-3481 - NEVADA HOMES GROUP ON BEHALF OF DAY STAR VENTURES, LIMITED LIABILITY COMPANY** - Request for a Rezoning FROM: U (UNDEVELOPED) [L-TC (Low Density Residential - Town Center)] TO: TC (TOWN CENTER) on approximately 10 acres adjacent to the southwest corner of Fort Apache Road and Deer Springs Way (a portion of APN: 125-19-701-007), Ward 6 (Mack). The Planning Commission (5-0 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

The Planning Commission (5-0 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

Location Map
Conditions For This Application
Staff Report

MOTION:

MACK – APPROVED subject to conditions – UNANIMOUS

MINUTES:

NOTE: See Item 116 [GPA-3478] for all related discussion.

(3:46 – 3:55)

4-2235

CONDITONS:

Planning and Development

1. Construct a 20-foot wide multi-use transportation trail adjacent to Fort Apache Road in accordance with the Trails Element of the 2020 Master Plan.
2. A Site Development Plan Review application (SDR-3485) approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.

CITY COUNCIL MEETING OF FEBRUARY 18, 2004
Planning and Development Department
Item 117 – ZON-3481

CONDITIONS – Continued:

3. All development shall be in conformance with the Town Center Development Standards Manual.

Public Works

4. Dedicate 40 feet of right-of-way adjacent to this site for Deer Springs Way, 50 feet for Fort Apache Road, 40 feet for Bath Drive, a 54 foot radius on the southwest corner of Deer Springs Way and Fort Apache Road and a 25 foot radius on the northwest corner of Bath Drive and Fort Apache Road prior to the issuance of any permits.
5. Construct half-street improvements including appropriate overpaving if legally able on Deer Springs Way, Fort Apache Road and Bath Drive adjacent to this site concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
6. Coordinate with the Collection Systems Planning Section of the Department of Public Works to extend public sanitary sewer in Bath Drive to the west edge of this site at a location and depth acceptable to the City Engineer. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits.
7. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits or the recordation of a Map subdividing this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this

CITY COUNCIL MEETING OF FEBRUARY 18, 2004
Planning and Development Department
Item 117 – ZON-3481

CONDITIONS – Continued:

site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, or compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

8. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: FEBRUARY 18, 2004**DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: ROBERT S. GENZER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

VARIANCE RELATED TO GPA-3478 AND ZON-3481 - PUBLIC HEARING - **VAR-3487**
- **NEVADA HOMES GROUP ON BEHALF OF DAY STAR VENTURES, LIMITED LIABILITY COMPANY** - Request for a Variance TO ALLOW 19,572 SQUARE FEET OF OPEN SPACE WHERE 42,264 SQUARE FEET OF OPEN SPACE IS REQUIRED FOR A PROPOSED 98 LOT SINGLE FAMILY DEVELOPMENT on 15.17 acres adjacent to the southwest corner of Fort Apache Road and Deer Springs Way (APN: 125-19-701-008 and a portion of 007), T-C (Town Center) and U (Undeveloped) Zones [T-C (Town Center) General Plan Designation] [PROPOSED: T-C (Town Center)], Ward 6 (Mack). The Planning Commission (5-0 vote) and staff recommend DENIAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

The Planning Commission (5-0 vote) and staff recommend DENIAL.

BACKUP DOCUMENTATION:

Location Map

Conditions For This Application

Staff Report

Submitted after final agenda – revised site maps submitted for Item 118 [VAR-3487] and Item 119 [SDR-3485] and filed under Item 118 [VAR-3487]

MOTION:

MACK – WITHDRAW WITHOUT PREJUDICE – UNANIMOUS

MINUTES:

NOTE: See Item 116 [GPA-3478 for all related discussion.

(3:46 – 3:55)

4-2235

CONDITONS:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-3481), and Site Development Plan Review (SDR-3485).
2. This Variance shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: FEBRUARY 18, 2004**DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: ROBERT S. GENZER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-3478, ZON-3481 AND VAR-3487 - PUBLIC HEARING - **SDR-3485 - NEVADA HOMES GROUP ON BEHALF OF DAY STAR VENTURES, LIMITED LIABILITY COMPANY** - Request for a Site Development Plan Review FOR A PROPOSED 98 LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 15.17 acres adjacent to the southwest corner of Fort Apache Road and Deer Springs Way (APN: 125-19-701-008 and a portion of 007), T-C (Town Center) and U (Undeveloped) Zones [T-C (Town Center) General Plan Designation] [PROPOSED: T-C (Town Center)], Ward 6 (Mack). The Planning Commission (5-0 vote) and staff recommend DENIAL

PROTESTS RECEIVED BEFORE:**Planning Commission Mtg.****0****City Council Meeting****0****APPROVALS RECEIVED BEFORE:****Planning Commission Mtg.****0****City Council Meeting****0****RECOMMENDATION:**

The Planning Commission (5-0 vote) and staff recommend DENIAL.

BACKUP DOCUMENTATION:

Location Map

Conditions For This Application

Staff Report

Submitted after final agenda – revised site maps submitted for Item 118 [VAR-3487] and Item 119 [SDR-3485] and filed under Item 118 [VAR-3487]

MOTION:

MACK – APPROVED subject to conditions, deleting Condition 3 and amending Condition 7 that the rear setback be 10 feet; and the following added conditions:

The project approval is pursuant to the plans as submitted at the 2/18/2004 City Council meeting.

The number of dwelling units shall be limited to 94.

Lots shown on the 2/18/2004 plans as 74 through 77 shall be converted to open space with a minimum improvement of a tot-lot and barbeque facilities.

– UNANIMOUS

MINUTES:

NOTE: See Item 116 [GPA-3478] for all related discussion.

(3:46 – 3:55)

4-2235

CITY COUNCIL MEETING OF FEBRUARY 18, 2004
Planning and Development Department
Item 119 – SDR-3485

CONDITONS:

Planning and Development

1. A General Plan Amendment (GPA-3478) to amend the land use designation on the site to ML-TC (Medium Low Density Residential – Town Center).
2. A Rezoning (ZON-3481) to a T-C (Town Center) Zoning District approved by the City Council.
3. A Variance (VAR-3487) for a reduction in the amount of required open space.
4. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
5. All development shall be in conformance with the site plan, landscape plan and building elevations, date stamped 2/18/04, except as amended by conditions herein.
6. The standards for this development shall include the following: minimum distance between buildings of 10 feet, lot coverage shall not exceed 50%, and building height shall not exceed two stories or 35 feet, whichever is less.
7. The setbacks for this development shall be a minimum of 20 feet to the front of the house, 18 feet to the front of the garage as measured from back of sidewalk or from back of curb if no sidewalk is provided, 5 feet on the side, 10 feet on the corner side, and 15 feet in the rear.
8. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a tentative map, to reflect right-of-way widths and streetscapes in accordance with the Town Center Development Standards Manual; a 20-foot multi-use transportation trail adjacent to the west side of Fort Apache Road; and internal public streets that end in cul-de-sacs designed to city standards.
9. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
10. Air conditioning units shall not be mounted on rooftops.
11. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.

CITY COUNCIL MEETING OF FEBRUARY 18, 2004
Planning and Development Department
Item 119 – SDR-3485

CONDITONS – Continued:

12. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
13. All City Code requirements and design standards of all City departments must be satisfied.
14. The applicant shall meet with Planning and Development Staff to develop an address plan prior to permits.

Public Works

15. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the north and west boundaries of this site prior to construction of hard surfacing (asphalt or concrete).
16. A Master Streetlight Plan of public street lights for the entire subdivision shall be submitted to and approved by the Department of Public Works prior to the submittal of construction drawings for this site.
17. Site development to comply with all applicable conditions of approval for ZON-3481 and all other subsequent site-related actions.
18. The approval of all Public Works related improvements shown on this Site Development Plan Review is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to submittal of a Tentative Map or construction drawings, whichever may occur first. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Tentative Map or construction drawings, whichever may occur first.
19. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: FEBRUARY 18, 2004**DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: ROBERT S. GENZER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

GENERAL PLAN AMENDMENT - PUBLIC HEARING - **GPA-3495 - ROBERT A. JANKOVICS ON BEHALF OF SUZANNE M. GALANOS** - Request to amend a portion of the Centennial Hills Interlocal Land Use Plan of the Centennial Hills Sector Plan FROM: DR (DESERT RURAL DENSITY RESIDENTIAL) TO: O (OFFICE) on 1.21 acres adjacent to the northwest corner of Decatur Boulevard and Donnie Avenue (APN: 138-12-810-024 and 025), Ward 6 (Mack). The Planning Commission (4-1 vote) and staff recommend DENIAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

The Planning Commission (4-1 vote) and staff recommend DENIAL.

BACKUP DOCUMENTATION:

Location Map
Conditions For This Application - Not Applicable
Staff Report

MOTION:

MACK – DENIED – UNANIMOUS with GOODMAN voting No

MINUTES:

MAYOR GOODMAN declared the Public Hearing open for Item 120 [GPA-3495] and Item 121 [ZON-3498].

BOB JANKOVICS, 1700 South Main Street, stated that the property is located north of Cheyenne Avenue, between Donnie Avenue and Ricky. Forty years ago, when this property was zoned to be Desert Rural, Decatur Boulevard was a dirt road. Today it has become a six-lane road with high dense traffic within an extremely high population to the east in North Las Vegas. The people that live on Decatur Boulevard have called him and approve of the amendment because they cannot sell their homes. In addition, 40 years ago turbo jets did not land at the North Las Vegas airport. Today these airplanes fly right over a home. He believes no one would build a house on this parcel or a church, for which it is zoned. Further, he does not believe that staff would allow high-density use, such as a day-care. This property will remain vacant forever, unless someone takes a

CITY COUNCIL MEETING OF FEBRUARY 18, 2004
Planning and Development Department
Item 120 – GPA-3495

MINUTES – Continued:

good look at this section of Decatur Boulevard. This corner of Donnie Avenue is ideal for a small office complex to accommodate 11 or 12 small professional offices. He presented a schematic design depicting a project with a residential look. It will enhance the neighborhood, as well as providing for an opportunity for those people that live north of Decatur Boulevard to sell their properties for commercial development. MR. JANKOVICS pointed out that there is no other appropriate use for this property.

TODD FARLOW, 240 North 19th Street, agreed with the applicant's comments.

TOM MCGOWAN, Las Vegas resident, stated that the proposal seems fair, equitable and the right idea for this area.

COUNCILMAN MACK indicated that the neighbors to the north would all like to see commercial or office being approved along the Decatur Boulevard corridor. However, this is part of the NORA neighborhood, which wants to keep the desert rural lifestyle. The approval of this project would set a precedent along Decatur Boulevard.

No one appeared in opposition.

MAYOR GOODMAN declared the Public Hearing closed for Item 120 [GPA-3495] and Item 121 [ZON-3498].

NOTE: All discussion for Item 120 and Item 121 was held under Item 120.

(3:55 – 4:05)

4-2703

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: FEBRUARY 18, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

REZONING RELATED TO GPA-3495 - PUBLIC HEARING - **ZON-3498 - ROBERT A. JANKOVICS ON BEHALF OF SUZANNE M. GALANOS** - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: O (OFFICE) on 1.21 acres adjacent to the northwest corner of Decatur Boulevard and Donnie Avenue (APN: 138-12-810-024 and 025), Ward 6 (Mack). The Planning Commission (4-1 vote) and staff recommend DENIAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

The Planning Commission (4-1 vote) and staff recommend DENIAL.

BACKUP DOCUMENTATION:

Location Map
Conditions For This Application
Staff Report

MOTION:

MACK – DENIED – UNANIMOUS with GOODMAN voting No

MINUTES:

NOTE: See Item 120 [GPA-3495] for all related discussion.

(3:55 – 4:05)

4-2703

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: FEBRUARY 18, 2004**DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: ROBERT S. GENZER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

GENERAL PLAN AMENDMENT - PUBLIC HEARING - **GPA-3507 - LAMB OF GOD LUTHERN CHURCH** - Request to amend a portion of the Centennial Hills Interlocal Land Use Plan of the Centennial Hills Sector Plan FROM: R (RURAL DENSITY RESIDENTIAL) TO: PF (PUBLIC FACILITY) on 5.51 acres on the north side of Azure Drive, approximately 600 feet east of Jones Boulevard (a portion of APN: 125-25-101-030), Ward 6 (Mack). The Planning Commission (4-0-1 vote on a motion for approval) failed to obtain a super majority vote which is tantamount to DENIAL. Staff recommends APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

The Planning Commission (4-0-1 vote on a motion for approval) failed to obtain a super majority vote which is tantamount to DENIAL. Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

Location Map
Conditions For This Application - Not Applicable
Staff Report

MOTION:

MACK – APPROVED – UNANIMOUS with WEEKLY not voting

MINUTES:

MAYOR GOODMAN declared the Public Hearing open for Item 122 [GPA-3507], Item 123 [ZON-3415] and Item 124 [SDR-3398].

JAMES GRINDSTAFF, Perlman Architects, Inc., 2230 Corporate Circle, Suite #200, appeared on behalf of the applicant. The zoning allows the use, but the General Plan Amendment will clean this up administratively so that the developed property matches the future development. The addition will add a little more than 27,000 square feet to the existing 18,000 square foot facility for a total of 46,015 square feet. He concurred with all conditions.

COUNCILMAN MACK agreed that this is a clean up item for an existing church. The elevations for the site development plan show an abundance of architectural detail and will compliment the existing buildings on the site.

No one appeared in opposition.

CITY COUNCIL MEETING OF FEBRUARY 18, 2004
Planning and Development Department
Item 122 – GPA-3507

MINUTES – Continued:

MAYOR GOODMAN declared the Public Hearing closed for Item 122 [GPA-3507], Item 123 [ZON-3415] and Item 124 [SDR-3398].

NOTE: All discussion for Item 122, Item 123 and Item 124 was held under Item 122.

(4:05 – 4:07)

4-3078

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: FEBRUARY 18, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

REZONING RELATED TO GPA-3507 - PUBLIC HEARING - **ZON-3415 - LAMB OF GOD LUTHERAN CHURCH** - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: C-V (CIVIC) on 5.51 acres on the north side of Azure Drive, approximately 600 feet east of Jones Boulevard (a portion of APN: 125-25-101-030), Ward 6 (Mack). The Planning Commission (4-0-1 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

The Planning Commission (4-0-1 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

MACK – APPROVED subject to conditions – UNANIMOUS with WEEKLY not voting

MINUTES:

NOTE: See Item 122 [GPA-3507] for all related discussion.

(4:05 – 4:07)

4-3078

CONDITONS:

Planning and Development

1. Resolution of Intent with a Two Year Time limit.

Public Works

2. Construct half-street improvements on Azure Drive adjacent to this site concurrent with development of this site.
3. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site. All new or modifications to existing driveways shall be designed, located and constructed in accordance with Standard Drawing #222a.

CITY COUNCIL MEETING OF FEBRUARY 18, 2004
Planning and Development Department
Item 123 – ZON-3415

CONDITIONS – Continued:

4. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

5. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, whichever may occur first, if allowed by the City Engineer.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: FEBRUARY 18, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

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DISCUSSION

SUBJECT:

SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-3507 AND ZON-3415 - PUBLIC HEARING - **SDR-3398 - LAMB OF GOD LUTHERAN CHURCH** - Request for a Site Development Plan Review FOR PROPOSED ADDITIONS TO AN EXISTING CHURCH AND PRIVATE SCHOOL, PRIMARY TOTALING 27,600 SQUARE FEET on 10.44 acres at 6220 North Jones Boulevard (APN: 125-25-101-030), R-E (Residence Estates) and R-E (Residence Estates) Zones under Resolution of Intent to C-V (Civic) [PROPOSED: C-V (Civic)], Ward 6 (Mack). The Planning Commission (4-0-1 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

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City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

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City Council Meeting

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RECOMMENDATION:

The Planning Commission (4-0-1 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

MACK – APPROVED subject to conditions – UNANIMOUS

MINUTES:

NOTE: See Item 122 [GPA-3507] for all related discussion.

(4:05 – 4:07)

4-3078

CONDITONS:

Planning and Development

1. This Site Development Plan Review shall expire two years from the date of final approval unless it is exercised or an Extension of Time is granted.
2. All development shall be in conformance with the site plan and building elevations exact as amended by other conditions.
3. All buildings shall maintain a minimum setback of 70 feet from the north property line, 150 feet from the east property line and 50 feet from the south property line.

CITY COUNCIL MEETING OF FEBRUARY 18, 2004
Planning and Development Department
Item 124 – SDR-3398

CONDITIONS – Continued:

4. Submit a revised landscape plan showing conformance to parking and perimeter landscaping standards for approval by the Department of Planning and Development prior to the issuance of building permits.
5. The maximum height permitted for any structure is 35 feet
6. All lighting standards shall be no taller than 30 feet and utilize “shoe-box” fixtures and downward directed lighting. Lighting of athletic and playfields shall be directed away from residentially zoned properties.
7. Landscaping and a permanent underground sprinkler system shall be installed and permanently maintained. Failure to properly maintain required landscaping and the sprinkler system shall be cause for revocation of a business license.
8. Handicapped parking facilities shall comply with Title 19 standards.
9. The expansion shall be architecturally consistent with the existing church.
10. Proposed ball fields on the eastern portion of the site to be reviewed administratively.

Public Works

11. Provide proof from Clark County that this site is allowed to construct an access through the Beltway Right-of-Way on the northern side of this site as shown on the submitted site plan. If such proof cannot be provided this site plan shall be revised to exclude those portions of Beltway Right-of-Way as shown.
12. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-3415 and all other subsequent site-related actions.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: FEBRUARY 18, 2004**DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: ROBERT S. GENZER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

GENERAL PLAN AMENDMENT - PUBLIC HEARING - GPA-3512 - DARYL DRISCOLL ON BEHALF OF BRIGHT ANGEL CHURCH OF CHRIST - Request to amend a portion of the Centennial Hills Interlocal Land Use Plan FROM: L (LOW DENSITY RESIDENTIAL) TO: PF (PUBLIC FACILITY) on 5.0 acres on the northwest corner of Bright Angel Way and Bonita Vista Street (APN: 125-29-601-019), Ward 6 (Mack). The Planning Commission (5-0 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

The Planning Commission (5-0 vote) and staff recommend APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application - Not Applicable
3. Staff Report
4. Back up referenced from the 1/22/2004 Planning Commission meeting Item 66

MOTION:

MACK – APPROVED – UNANIMOUS

MINUTES:

MAYOR GOODMAN declared the Public Hearing open for Item 125 [GPA-3512], Item 126 [ZON-3472] and 127 [SDR-3477].

DARYL DRISCOLL, 8600 Bolin Court, Henderson, concurred with all conditions but requested that the transportation trail requirement be deferred via a covenant with the City until the other segments are also installed.

TODD FARLOW, 240 N. 19th Street, noted past discussion that a bond could be put up by the applicant regarding the trail. MR. DRISCOLL explained that City staff did not have a vehicle in place. The applicant is definitely willing to work with staff. BART ANDERSON, Public Works, confirmed that Public Works handles bonds for improvements within the right-of-way, but trails are typically not within the right-of-way. It would be atypical to bond for the trail, but staff could obtain a covenant at the direction of Council. He read the modification of Condition 3 for the related site development plan review to incorporate such a covenant. MR. DRISCOLL agreed to the replacement condition as read. COUNCILMAN MACK supported the replacement language because it may be years before another segment of the trail is constructed and drainage considered.

CITY COUNCIL MEETING OF FEBRUARY 18, 2004
Planning and Development Department
Item 125 – GPA-3512

MINUTES – Continued:

No one appeared in opposition.

MAYOR GOODMAN declared the Public Hearing closed for Item 125 [GPA-3512], Item 126 [ZON-3472] and 127 [SDR-3477].

NOTE: All discussion for Item 125 [GPA-3512], Item 126 [ZON-3472] and 127 [SDR-3477] was held under Item 125 [GPA-3512].

(4:07 – 4:12)

4-3257

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: FEBRUARY 18, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

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DISCUSSION

SUBJECT:

REZONING RELATED TO GPA-3512 - PUBLIC HEARING - **ZON-3472 - DARYL DRISCOLL ON BEHALF OF BRIGHT ANGEL CHURCH OF CHRIST** - Request for a Rezoning FROM: U (UNDEVELOPED) [L (Low Density Residential) General Plan Designation] [PROPOSED: PF (Public Facility) General Plan Designation] TO: C-V (CIVIC) on 5.0 acres adjacent to the northwest corner of Bright Angel Way and Bonita Vista Street (APN: 125-29-601-019), Ward 6 (Mack). The Planning Commission (5-0 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

The Planning Commission (5-0 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Back up referenced from the 1/22/2004 Planning Commission meeting Item 67

MOTION:

MACK – APPROVED subject to conditions – UNANIMOUS

MINUTES:

NOTE: See Item 125 [GPA-3512] for all related discussion.

(4:07 – 4:12)

4-3257

CONDITONS:

Planning and Development

1. A Resolution of Intent with a two-year time limit.
2. A General Plan Amendment (GPA-3512) to PF (Public Facility) approved by the Planning Commission and City Council.
3. A Site Development Plan Review application (SDR-3477) approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.

CITY COUNCIL MEETING OF FEBRUARY 18, 2004
Planning and Development Department
Item 126 – ZON-3472

CONDITIONS – Continued:

Public Works

4. Dedicate 30-feet of right-of-way for Bright Angel Way and the necessary right-of-way for a knuckle meeting current City standards at the intersection of Bright Angel Way and Bonita Vista Street adjacent to this site prior to the issuance of any permits.
5. Construct half-street improvements on Bright Angel Way adjacent to this site concurrent with development, including appropriate overpaving (if legally able). Extend all required underground utilities, such as public sewer, electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete). Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.
6. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.
7. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, or compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

CITY COUNCIL MEETING OF FEBRUARY 18, 2004
Planning and Development Department
Item 126 – ZON-3472

CONDITIONS – Continued:

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: FEBRUARY 18, 2004

DEPARTMENT: PLANNING & DEVELOPMENT**DIRECTOR: ROBERT S. GENZER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-3512 AND ZON-3472 - PUBLIC HEARING - **SDR-3477 - DARYL DRISCOLL ON BEHALF OF BRIGHT ANGEL CHURCH OF CHRIST** - Request for a Site Development Plan Review FOR A CLASSROOM ADDITION on 5.0 acres on the northwest corner of Bright Angel Way and Bonita Vista Street (APN: 125-29-601-019), U (Undeveloped) Zone [L (Low Density Residential) General Plan Designation], Ward 6 (Mack). The Planning Commission (5-0 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

The Planning Commission (5-0 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Back up referenced from the 1/22/2004 Planning Commission meeting Item 68

MOTION:

BROWN- APPROVED subject to conditions and replacing Condition 3 with language to read:

3. Prior to the issuance of permits for this site, sign a covenant running with land agreement for the possible future installation of public multi-use transportation trail improvements on Bright Angel Way adjacent to this site. The covenant agreement must be recorded with the County Recorder and a copy of the recorded document must be provided to the City prior to the issuance of any building or grading permits for this site.

- UNANIMOUS

MINUTES:

NOTE: See Item 125 [GPA-3512] for all related discussion.

(4:07 – 4:12)

4-3257

CITY COUNCIL MEETING OF FEBRUARY 18, 2004
Planning and Development Department
Item 127 – SDR-3477

CONDITONS:

Planning and Development

1. A General Plan Amendment (GPA-3512) and a Rezoning (ZON-3472) approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.
2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
3. The required 20 foot wide multi-use transportation trail shall be constructed along the full length of the site concurrent with the development of the new classroom building.
4. All development shall be in conformance with the site plan and building elevations, date stamped 2/18/04, except as amended by conditions herein.
5. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
6. Mechanical and electrical equipment and any communication equipment, excluding communication towers and antennas, shall be concealed from view of Lake Mead Boulevard and neighboring properties.
7. All outdoor utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
8. All City Code requirements and design standards of all City departments must be satisfied.
9. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. The lighting shall be directed away from residential property or screened, and shall not spill over onto adjacent properties.
10. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
11. The applicant shall meet with the staff of the Planning and Development Department to develop an address plan prior to issue of permits.

CITY COUNCIL MEETING OF FEBRUARY 18, 2004
Planning and Development Department
Item 127 – SDR-3477

CONDITIONS – Continued:

Public Works

12. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a.
13. Landscape and maintain all unimproved right-of-way adjacent to this site.
14. Obtain an Encroachment Agreement for all landscaping and private improvements located in the public right-of-way adjacent to this site prior to occupancy of this site.
15. Grant pedestrian access easements for all public sidewalks not located within public right-of-way prior to occupancy of this site as required by the Department of Public Works.
16. Site development to comply with all applicable conditions of approval for ZON-3472 and all subsequent site-related actions.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: FEBRUARY 18, 2004**DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: ROBERT S. GENZER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

GENERAL PLAN AMENDMENT - PUBLIC HEARING - GPA-3515 - SF INVESTMENTS ON BEHALF OF SCHNIDER BOVERT M&P FAMILY TRUST -
Request to amend a portion of the Interlocal Land Use Plan FROM: R (RURAL DENSITY RESIDENTIAL) TO: L (LOW DENSITY RESIDENTIAL) on 3.63 acres adjacent to the southwest corner of Peak Drive and Jones Boulevard (APN: 138-14-702-003 and 009), Ward 5 (Weekly). Staff recommends DENIAL. The Planning Commission (5-0 vote) recommends APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends DENIAL. The Planning Commission (5-0 vote) recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application - Not Applicable
3. Staff Report

MOTION:

WEEKLY – APPROVED – UNANIMOUS

MINUTES:

MAYOR GOODMAN declared the Public Hearing open for Item 128 [GPA-3515], Item 129 [ZON-3520] and Item 130 [SDR-3521].

ATTORNEY MARK FIORENTINO, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, appeared on behalf of the applicant. He demonstrated the infill parcel on an aerial map and described the product proposed which is nearly identical to that approved by the Council just to the west. The project was designed mirroring the single-story buffer adjacent to the existing homes. He concurred with all conditions, although they would request some modification of the site development plan review conditions. He outlined staff's acceptance of modification to Condition 3 where only Lot 8 would allow for a two-story structure. The homes impacted by Lot 8 are buffered by streets and the condition does not provide any protection. To meet a promise made to the neighbors, he requested Condition 9 be modified to eliminate streetlights along Peak and Madre Mesa in order to maintain the rural character. The applicant will accept the City's determination.

CITY COUNCIL MEETING OF FEBRUARY 18, 2004
Planning and Development Department
Item 128 – GPA-3515

MINUTES – Continued:

LILLY BURNS, 2880 Mustang Street, indicated that she and her husband support this infill project. The empty land creates problems and depreciates property values. She stressed how cooperative and wonderful the developer has been. The density has been reduced and the project will be very lucrative and benefit the entire City.

ALICE KUKEC, 2860 Mustang Street, approved of the project but supported the elimination of sidewalks and streetlights. There are none now and the neighbors would like to keep it that way. The builder has been amazing and this project will finish the neighborhood.

GEORGE MUNZ, 5916 Paseo del Mar, appeared on behalf of JOHN HUNT, who could not be present. MR. HUNT's concerns pertaining to drainage will probably be addressed by Public Works. He also commended the developer for working with the neighbors. This is what can be done in rural neighborhoods to get the right density. It is unfortunate this same type of development was not done at 3050 North Jones, just south of Cheyenne. These type of homes there would have made a good transition between commercial to the north and half-acre homes to the south.

COUNCILMAN REESE described the funding problems experienced in older neighborhoods in trying to install streetlights and sidewalks years after development. He has been seeking monetary deposits or a vehicle to provide that funding after the fact. BART ANDERSON, Public Works, responded that there is no vehicle and Public Works recommends actual construction of sidewalks as well as curb and gutter. Sidewalks were required with the development to the west on Peak. Allowance to defer sidewalk to the extreme western street, adjacent to the school, was made. The same recommendation is made regarding streetlights, but it is requested that the developer install all underground needs and provide streetlight poles or money in lieu of if they are deferred. There is a tracking mechanism and funding source for that deferment that does not exist for sidewalk deferment. COUNCILMAN REESE supported the neighbors' desire so long as a later funding mechanism can be designed. MR. ANDERSON stated he would take that up the chain within the Department. MAYOR GOODMAN encouraged involvement of the City Attorney's office in designing something like an interest bearing account. That funding could be used for future sidewalks or if permanently waived, the money and interest could be returned to the property owner.

ROBERT GENZER, Director of Planning and Development Department, advised that sidewalks have never before been waived in conjunction with an R-1 subdivision. It would be more common in conjunction with the surrounding R-E properties.

COUNCILMAN WEEKLY commended the neighbors for working with the developer, for the many meetings and the compromises reached. This is a beautiful neighborhood, but property owners/developers have rights as well. Regarding the compromise to defer the sidewalks, sidewalks are necessary along Peak adjacent to the school. The children deserve a sidewalk on Peak. Deferring improvements also result in future special assessment districts. MS. KUKEC noted that there had been discussions regarding vacating Peak and four-way stops, especially at Torrey Pines and Peak.

CITY COUNCIL MEETING OF FEBRUARY 18, 2004
Planning and Development Department
Item 128 – GPA-3515

MINUTES – Continued:

MR. ANDERSON agreed to research those issues and confirmed placement versus deferment of sidewalks, including those sidewalks on Jones. ATTORNEY FIORENTINO agreed to provide the underground facilities, poles or money in lieu and sidewalks as directed by the City. MS. KUKEC pointed out that the sidewalk on Madre Mesa would only run two house lengths. It would actually create a tripping hazard. DEPUTY CITY ATTORNEY TOM GREEN suggested a covenant running with land might be an alternative to money in lieu. ATTORNEY FIORENTINO indicated that the covenant would be a very good idea and is the same mechanism utilized by the County. As a recorded document, the property owner or potential buyer would be notified through the title report.

ATTORNEY FIORENTINO gave credit to Spinnaker Homes, COUNCILMAN WEEKLY's office and the neighbors for all their hard work.

MARGO WHEELER, Deputy Director of Planning and Development Department, clarified the record to amend Condition 3 to add an exception for Lot 8.

No one appeared in opposition.

MAYOR GOODMAN declared the Public Hearing closed for Item 128 [GPA-3515], Item 129 [ZON-3520] and Item 130 [SDR-3521].

NOTE: All discussion for Item 128 [GPA-3515], Item 129 [ZON-3520] and Item 130 [SDR-3521] was held under Item 128 [GPA-3515].

(4:12 – 4:34)

4-3650/5-1

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: FEBRUARY 18, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

REZONING RELATED TO GPA-3515 - PUBLIC HEARING - ZON-3520 - SF INVESTMENTS ON BEHALF OF SCHNIDER BOVERT M&P FAMILY TRUST - Request for a Rezoning FROM: U (UNDEVELOPED) [R (Rural Density Residential) General Plan Designation] TO: R-1 (SINGLE FAMILY RESIDENTIAL) on 3.63 acres adjacent to the southwest corner of Peak Drive and Jones Boulevard (APN: 138-14-702-003 and 009), Ward 5 (Weekly). Staff recommends DENIAL. The Planning Commission (5-0 vote) recommends APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
 City Council Meeting

1
0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
 City Council Meeting

3
0

RECOMMENDATION:

Staff recommends DENIAL. The Planning Commission (5-0 vote) recommends APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

WEEKLY – APPROVED subject to conditions, amending Condition 5 to read:

5. Construct half-street improvements on Peak Drive and Madre Mesa Drive adjacent to this site concurrent with development of this site. Construct all incomplete half-street improvements on Jones Boulevard adjacent to this site concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the west boundary of this site prior to construction of hard surfacing (asphalt or concrete). *Streetlights shall be deferred on Peak Drive, Madre Mesa Drive, and the proposed cul-de-sac interior to this subdivision, provided that all underground improvements needed are constructed and the applicant provides such streetlights to the City or equivalent monies contributed for the future installation of such streetlights.*

CITY COUNCIL MEETING OF FEBRUARY 18, 2004
Planning and Development Department
Item 129 – ZON-3520

MOTION – Continued:

and an added condition to be identified as Condition 6 to read:

Sidewalk improvements shall not be required to be constructed on Madre Mesa Drive adjacent to this site, nor on the cul-de-sac interior to this site concurrent with development of this site, provided that a Covenant Running with Land agreement is executed for the possible future installation of sidewalk improvements on the interior cul-de-sac and on Madre Mesa Drive adjacent to this site. The Covenant agreement must be recorded with the County Recorder and a copy of the recorded document must be provided to the City prior to the release of this parcel map for recordation.

- UNANIMOUS

MINUTES:

NOTE: See Item 128 [GPA-3515] for all related discussion.

(4:12 – 4:34)

4-3650/5-1

CONDITONS:

Planning and Development

1. A General Plan Amendment (GPA-3515) from R (Rural Density Residential) to L (Low Density Residential) land use designation approved by the City Council
2. A Resolution of Intent with a two-year time limit
3. A Site Development Plan Review (SDR-3521) application approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

4. Dedicate 30 feet of right-of-way adjacent to this site for Madre Mesa Drive and an additional 10 feet for a total half-street width of 40 feet on Peak Drive adjacent to this site prior to the issuance of any permits.
5. Construct half-street improvements on Peak Drive and Madre Mesa Drive adjacent to this site concurrent with development of this site. Construct all incomplete half-street improvements on Jones Boulevard adjacent to this site concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the west boundary of this site prior to construction of hard surfacing (asphalt or concrete).

CITY COUNCIL MEETING OF FEBRUARY 18, 2004
Planning and Development Department
Item 129 – ZON-3520

CONDITIONS – Continued:

6. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.
7. Coordinate with the Collection Systems Planning Section of the Department of Public Works to extend public sanitary sewer in Madre Mesa Drive from Michael Way to the west edge of this site at a location and depth acceptable to the City Engineer. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits.
8. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits or the recordation of a Map subdividing this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, or compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

CITY COUNCIL MEETING OF FEBRUARY 18, 2004
Planning and Development Department
Item 129 – ZON-3520

CONDITIONS – Continued:

9. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: FEBRUARY 18, 2004

DEPARTMENT: PLANNING & DEVELOPMENT**DIRECTOR: ROBERT S. GENZER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-3515 AND ZON-3520 - PUBLIC HEARING - **SDR-3521 - SF INVESTMENTS ON BEHALF OF SCHNIDER BOVERT M&P FAMILY TRUST** - Request for a Site Development Plan Review FOR A 16 LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 3.63 acres adjacent to the southwest corner of Peak Drive and Jones Boulevard (APN: 138-14-702-003 and 009), U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation)] [PROPOSED: R-1 (Single Family Residential)], Ward 5 (Weekly). Staff recommends DENIAL. The Planning Commission (5-0 vote) recommends APPROVAL

PROTESTS RECEIVED BEFORE:**Planning Commission Mtg.****1****City Council Meeting****0****APPROVALS RECEIVED BEFORE:****Planning Commission Mtg.****3****City Council Meeting****0****RECOMMENDATION:**

Staff recommends DENIAL. The Planning Commission (5-0 vote) recommends APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

WEEKLY – APPROVED subject to conditions and amending Condition 3 to read as follows:

3. **One story homes shall be constructed along the west and north sides of the development, *except for the northeast corner which is currently identified as Lot 8.***

– UNANIMOUS

MINUTES:

NOTE: See Item 128 [GPA-3515] for related discussion.

(4:12 – 4:34)

4-3650/5-1

CONDITONS:

Planning and Development

1. A General Plan Amendment (GPA-3515) from R (Rural Density Residential) to L (Low Density Residential) land use designation approved by the City Council
2. A rezoning from U (Undeveloped) (ZON-3520) to R-1 (Single Family Residential).

CITY COUNCIL MEETING OF FEBRUARY 18, 2004
Planning and Development Department
Item 130 – SDR-3521

CONDITIONS – Continued:

3. One story homes shall be constructed along the west and north sides of the development.
4. A wall of maximum permitted height shall be constructed along all street frontages.
5. Six feet of perimeter landscaping located along all streets abutting the site.
6. School zones marked according to approved standards.
7. A landscape plan that delineates the proposed landscape materials submitted and approved by staff prior to preliminary map approval.

Public Works

8. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-3520 and all other subsequent site-related actions.
9. The approval of all Public Works related improvements shown on this Site Development Plan Review is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to submittal of a Tentative Map or construction drawings, whichever may occur first. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Tentative Map or construction drawings, whichever may occur first.
10. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: FEBRUARY 18, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

GENERAL PLAN AMENDMENT - PUBLIC HEARING - GPA-3516 - RICHMOND AMERICAN HOMES ON BEHALF OF UPTOWN, LIMITED PARTNERSHIP -
 Request to amend a portion of Map 4 of the Centennial Hills Town Center Land Use Plan of the Centennial Hills Sector Plan FROM: SC-TC (SERVICE COMMERCIAL - TOWN CENTER) TO: MLA-TC (MEDIUM-LOW ATTACHED - TOWN CENTER) on 17.51 acres adjacent to the southeast corner of Sunny Springs Lane and Tule Springs Road (APN: 125-16-410-002), Ward 6 (Mack). Staff recommends DENIAL. The Planning Commission (3-1-1 vote on a motion for approval) failed to obtain a super majority vote which is tantamount to DENIAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends DENIAL. The Planning Commission (3-1-1 vote on a motion for approval) failed to obtain a super majority vote which is tantamount to DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application - Not Applicable
3. Staff Report
4. Back up referenced from the 1/22/2004 Planning Commission meeting Item 72

MOTION:

MACK – APPROVED – UNANIMOUS

MINUTES:

MAYOR GOODMAN declared the Public Hearing open for Item 131 [GPA-3516], Item 132 [SUP-3518] and Item 133 [SDR-3519].

ATTORNEY ROBERT GRONAUER, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, appeared on behalf of Richmond American Homes. This property is sandwiched between Sunny Springs, Tule Springs and Elkhorn Roads. Although master planned for commercial use, the island property is the entryway into Elkhorn Springs and more suited for residential development. Commercial's inappropriateness is evidenced by the lack of access off of Sunny Springs, limited access to Elkhorn Road as a result of the raised US95 overpass and limited access to Tule Springs Road. The density of eight units per acre raised concerns which were addressed by working with neighbors to redesign the site to create five feet of landscaping

CITY COUNCIL MEETING OF FEBRUARY 18, 2004
Planning and Development Department
Item 131 – GPA-3516

MINUTES – Continued:

and a 37-foot street buffering those homes. There are thirteen homes along the boundary and the proposal is for nine homes with the only ingress/egress onto Tule Springs. The project is compatible with the residential neighborhood.

TODD FARLOW, 240 N. 19th Street, concurred with staff that the project should be rejected and the developer needs to take lessons from Carina Homes.

GEORGE LEAF, 8221 Bluff Creek, spoke on behalf of the Elkhorn Community Homeowners Association and Wildflower II Neighborhood Association, regarding concerns with the loss of commercial in the Town Center Plan. A lot of work was done to create that Plan and the changes make that effort a waste. There are a lot of homes that need supporting commercial development. A small commercial development would fit on this land. As for the design, the buffer proposed would still place homes along the bedrooms of existing homes and the density is greater than what exists. Where that greater density already exists within the community, the ratio of rental units is higher. There is a primitive ditch in the vicinity that creates a drainage problem, especially given the land slope in the area. There is significant landscaping that is maintained by the homeowners association. He would request some type of protection of that investment. The lighting adjacent to existing homes needs to be low to reduce the impact.

STEVEN “CAPTAIN TRUTH” DEMPSEY expressed nervousness with general plan amendments, given the effort contributed to formulate such plans. Staff recommended denial of all three applications and he encouraged the Council follow that recommendation. Eight units per acre would be comparable to a large condominium.

TOM McGOWAN, Las Vegas resident, noted that developmental plans are impressive and well-represented by speakers such as ATTORNEY GRONAUER, but the question is how much weight is given to public input and the wishes of the neighbors. He would like to see such databased information. Nothing in these applications addresses the need for mass transit to reach the proposed development.

COUNCILMAN MACK responded that the residential land equals or out values commercial land. He directed staff to prepare an evaluation of Town Center, given the changes made and conversion of commercial to residential. It has been his belief that too much commercial was included in Town Center and that is being proven by the vacancies within existing commercial projects even before full build-out of commercial in Town Center. Evolution of Town Center includes Cliff’s Edge commercial, the S-Curve, Kyle Canyon Gateway commercial and other commercial additions. The City will be adding 7300 acres to be developed. The study will support his belief. Transportation is something he and COUNCILMAN BROWN always focus on and is helped by the beltway being ahead of schedule, Question 10 money, the MAX Civic bus proposed for the Rancho Corridor and intermodal connections with the MAX system, monorail and the current bus system.

CITY COUNCIL MEETING OF FEBRUARY 18, 2004
Planning and Development Department
Item 131 – GPA-3516

MINUTES – Continued:

As far as density and commercial, he utilized the map to demonstrate the commercial zone based on the corner at a section-line road. However, given today's demarcation, a residential tie-in makes more sense. As an abutting neighbor, he would prefer residential uses over the intrusion of activities related to major commercial development. As for the density concerns, he discussed a covenant to prevent purchase or anything other than occupancy. ROBERT GENZER, Director of Planning and Development Department, outlined conditions imposed on fourplex units preventing purchase of the entire building for rental purposes. The concern would be with enforcement. ATTORNEY GRONAUER stated that Richmond American has a policy that prevents a buyer from purchasing more than one home. They do not want to see investors putting up rental signs that do not assist in the value of the community. This is a policy consistent with all the builders his office represents. Other incentives are in place with the developer to discourage investment of that type.

COUNCILMAN MACK assured MR. LEAF that a drainage study will be part of the project to address his concern regarding the ditch. The wall and landscaping on Sunny Springs was reviewed by ATTORNEY GRONAUER. The landscaping is per an easement document which does not allow curb cuts on Sunny Springs and will be preserved. He accepted that a block wall can be installed prior to beginning construction of the development as a condition along with low-level lighting along the east boundary of the property, subject to approval of Public Works.

COUNCILMAN MACK discussed with ATTORNEY GRONAUER that the compromise to relocate the homes on the site plan provided a greater buffer than a single-story restriction. This is all a two-story product. MR. LEAF asked if the density could be reduced. The Briar Hill within the Association is this type of density and is elbow-to-elbow. COUNCILMAN MACK answered that the City has to provide different levels of affordability. ATTORNEY GRONAUER stated that the homes will be priced from \$225,000 before options and upgrades and across the 42-foot distance the side of these homes, without balconies, will face the existing homes. The landscaping buffer proposed will include trees as identified in conjunction with the neighbors and it would be agreeable to double the number of trees. MR. LEAF requested 24-inch box trees. ATTORNEY GRONAUER and COUNCILMAN MACK agreed, subject to administrative approval of what fits. MAYOR GOODMAN suggested use of Alley Elm drought-resistant, shady trees. COUNCILMAN BROWN advised to be careful with the trees because of the impact of falling leaves into neighbors' pools.

Lastly, ATTORNEY GRONAUER verified that he would agree to a condition that the wall will conform to that already constructed.

COUNCILMAN MACK stated that the lack of access and future overpass make the parcel difficult to develop as a commercial project.

CITY COUNCIL MEETING OF FEBRUARY 18, 2004
Planning and Development Department
Item 131 – GPA-3516

MINUTES – Continued:

MAYOR GOODMAN declared the Public Hearing closed for Item 131 [GPA-3516], Item 132 [SUP-3518] and Item 133 [SDR-3519].

NOTE: All discussion for Item 131 [GPA-3516], Item 132 [GPA-3516] and Item 133 [SDR-3519] was held under Item 131 [GPA-3516].

(4:34 – 5:02)

5-708

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: FEBRUARY 18, 2004

DEPARTMENT: PLANNING & DEVELOPMENT**DIRECTOR: ROBERT S. GENZER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

SPECIAL USE PERMIT RELATED TO GPA-3516 - PUBLIC HEARING - **SUP-3518 - RICHMOND AMERICAN HOMES ON BEHALF OF UPTOWN, LIMITED PARTNERSHIP** - Request for a Special Use Permit FOR A GATED SUBDIVISION WITH PRIVATE STREETS WITHIN TOWN CENTER adjacent to the southeast corner of Sunny Springs Lane and Tule Springs Road (APN: 125-16-410-002), T-C (Town Center) Zone, Ward 6 (Mack). Staff recommends DENIAL. The Planning Commission (3-1-1 vote) recommends APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

2
1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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0

RECOMMENDATION:

Staff recommends DENIAL. The Planning Commission (3-1-1 vote) recommends APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Submitted after final agenda – Protest by Harley John & Diane K Mann

MOTION:

MACK – APPROVED subject to conditions - UNANIMOUS

MINUTES:

NOTE: See Item 131 [GPA-3516] for all related discussion.

(4:34 – 5:02)

5-708

CONDITONS:

Planning and Development

1. A General Plan Amendment (GPA-3516) from SC-TC (Service Commercial-Town Center) to MLA-TC (Medium-Low Attached Town Center) land use designation approved by the City Council
2. A Resolution of Intent with a two-year time limit

CITY COUNCIL MEETING OF FEBRUARY 18, 2004
Planning and Development Department
Item 132 – ZON-3518

CONDITIONS – Continued:

3. A Site Development Plan Review (SDR-3519) application approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

4. Gated access driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.
5. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services prior to the issuance of any permits.
6. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
7. Site development to comply with all applicable conditions of approval for Site Development Plan Review SDR-3519 and all other subsequent site-related actions.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: FEBRUARY 18, 2004**DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: ROBERT S. GENZER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-3516 AND SUP-3518 - PUBLIC HEARING - **SDR-3519 - RICHMOND AMERICAN HOMES ON BEHALF OF UPTOWN, LIMITED PARTNERSHIP** - Request for a Site Development Plan Review FOR A PROPOSED 146 LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 17.51 acres adjacent to the southeast corner of Sunny Springs Lane and Tule Springs Road (APN: 125-16-410-002), T-C (Town Center) Zone, Ward 6 (Mack). Staff recommends DENIAL. The Planning Commission (3-1-1 vote) recommends APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

2
0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0
0

RECOMMENDATION:

Staff recommends DENIAL. The Planning Commission (3-1-1 vote) recommends APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Back up referenced from the 1/22/2004 Planning Commission meeting Item 74

MOTION:

MACK – APPROVED subject to conditions, deleting Condition 15 and Condition 16, amending Condition 8 to require that *the wall and landscaping shall conform to that existing along Sunny Springs in conjunction with the Elkhorn Springs development and added conditions that the dwelling units be limited to a maximum of 146, a restriction limiting one unit to be sold to any one buyer and requiring low-level lighting interior to this site* – **UNANIMOUS**

MINUTES:

NOTE: See Item 131 [GPA-3516] for all related discussion.

(4:34 – 5:02)

5-708

CONDITONS:

Planning and Development

1. A General Plan Amendment (GPA-3516) from SC-TC (Service Commercial-Town Center) to MLA-TC (Medium-Low Attached Town Center) land use designation approved by the City Council

CITY COUNCIL MEETING OF FEBRUARY 18, 2004
Planning and Development Department
Item 133 – SDR-3519

CONDITIONS – Continued:

2. A Special Use Permit (SUP-3518) application approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.
3. This Site Development Plan Review shall expire two years from the date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
4. The setbacks for this development are a minimum of 3.5 to 5 feet to the face of the garage as measured from the back of curb, 5 to 10 feet to the front of the house, 5 to 10 feet on the side, 5 to 10 feet on the corner side, and 5 to 10 feet in the rear
5. The maximum building height allowed shall not exceed 2 stories or 35 feet, whichever is less.
6. A revised landscaping plan shall be submitted to the Planning and Development Department for review and approval, prior to the submittal of a Final Map Technical Review to reflect the correct tree selection as required in the Town Center Development Standards.
7. Sidewalk patterns and street corners shall conform to the Town Center Development Standards for Special Pavement and Sidewalk Treatments.
8. Any perimeter property line wall shall meet the fence and wall standards of subsection E.A.9 (Figures 28, 28a) of the Town Center Development Standards. Wall heights shall be measured from the side of the wall with the least vertical exposure above the finished grade, unless otherwise stipulated. Any perimeter wall, including combining the retaining and screen wall, shall not be greater than six feet tall without appropriate setbacks.
9. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner.
10. Air conditioning units shall not be mounted on rooftops.
11. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
12. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.

CITY COUNCIL MEETING OF FEBRUARY 18, 2004
Planning and Development Department
Item 133 – SDR-3519

CONDITIONS – Continued:

13. All City Code requirements and design standards of all City departments must be met except as amended by conditions herein.
14. A typical cross-section of the multi-use transportation trail shall be shown on the plans as meeting the requirements of the Master Plan Transportation Trails Element. The trail shall be shown stubbing out to a location along Elkhorn Road; a public access easement shall be granted to the public for access to the trail; and the trail should be unimpeded by utility structures or perimeter walls. The plans shall also identify internal access to the trail at various locations.
15. Additional open space shall be provided meeting the requirements for a R-PD (Residential-Planned Development).
16. Sidewalks shall be provided along both sides of all private streets.
17. A revised site plan shall be submitted reflecting all the conditions of this staff report.
18. The applicant shall meet with Planning and Development Staff to develop an address plan prior to the issue of permits.

Public Works

19. Dedicate and construct a right turn lane at the southeast corner of Sunny Springs Lane and Tule Springs Road also grant a traffic chord easement as required by the Department of Public Works, unless specifically noted as not required in an approved Traffic Impact Analysis.
20. Meet with the City Engineer to coordinate this project with the pending overpass project prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site.
21. Construct all incomplete half-street improvements on Tule Springs Road and Elkhorn Road adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. All existing overpaving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
22. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.

CITY COUNCIL MEETING OF FEBRUARY 18, 2004
Planning and Development Department
Item 133 – SDR-3519

CONDITIONS – Continued:

23. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for or the recordation of a Map subdividing this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, or compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.
24. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

CITY COUNCIL MEETING OF FEBRUARY 18, 2004
Planning and Development Department
Item 133 – SDR-3519

CONDITIONS – Continued:

25. The approval of all Public Works related improvements shown on this Site Development Plan Review is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to submittal of a Tentative Map or construction drawings, whichever may occur first. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Tentative Map or construction drawings, whichever may occur first.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: FEBRUARY 18, 2004**DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: ROBERT S. GENZER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

NOT TO BE HEARD BEFORE 4:00 PM - REVIEW OF CONDITION - PUBLIC HEARING - **ROC-2671 - GERALD GARAPICH, A.I.A., LIMITED LIABILITY COMPANY ON BEHALF OF GRAND TETON LODGE LAND, LIMITED LIABILITY COMPANY** - Request for a Review of Condition No. 6 of an approved Special Use Permit (U-0011-00) WHICH RESTRICTED COMMERCIAL ZONING TO THE WESTERN PORTION OF APN: 125-09-401-006 adjacent to the northeast corner of Grand Teton Drive and Durango Drive (APN: 125-09-401-006 and 017), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] and U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Ward 6 (Mack). The Planning Commission (4-1 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

123
0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0
0

RECOMMENDATION:

The Planning Commission (4-1 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

Location Map

Conditions For This Application

Staff Report

Submitted after final agenda – Abeyance request from LAS Consulting, Inc. for Item 134 [ROC-2671], Item 135 [GPA-3683] and Item 136 [ZON-3509] filed under Item 134 [ROC-2671]

Back up referenced from the 1/22/2004 Planning Commission meeting Item 48

MOTION:

REESE – Motion to HOLD IN ABEYANCE Item 73 [SDR-3201] and Item 93 [SUP-3479] to 3/3/2004 and Item 113 [GPA-3470], Item 114 [ZON-3473], Item 115 [SDR-3475], Item 134 [ROC-2671], Item 135 [GPA-3483] and Item 136 [ZON-3509] to 3/17/2004; Accept the WITHDRAWAL WITHOUT PREJUDICE of Item 102 [GPA-3439] and 103 [SDR-3441] – UNANIMOUS with GOODMAN abstaining on Item 93 [SUP-3479] because someone in his law firm is negotiating with a billboard company from which he may benefit

CITY COUNCIL MEETING OF FEBRUARY 18, 2004
Planning and Development Department
Item 134 – ROC-2671

MINUTES:

COUNCILMAN MACK clarified that he met with the applicant regarding Items 134 through 136 and advised him that area residents wanted the already approved tavern moved to a different location. The applicant will work on a new site plan with the tavern. ROBERT GENZER, Director of Planning and Development Department, verified with COUNCILMAN MACK that it would be prudent to set Items 134 through 136 Not To Be Heard Before 4:00 p.m. MR. GENZER announced that there will also be another item from the last Planning Commission meeting set Not To Be Heard Before 4:00 p.m. and the two items will be agendaed in that order.

There was no further discussion.

Subsequent to hearing Item 125 [GPA-3512], Item 126 [ZON-3472] and Item 127 [SDR-3477], MAYOR GOODMAN and COUNCILMAN MACK reiterated their opening statements for those in the audience who may have arrived late.

(1:14 – 1:19/4:12)

3-1/4-3582

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: FEBRUARY 18, 2004

DEPARTMENT: PLANNING & DEVELOPMENT**DIRECTOR: ROBERT S. GENZER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

NOT TO BE HEARD BEFORE 4:00 PM - GENERAL PLAN AMENDMENT RELATED TO ROC-2671 - PUBLIC HEARING - **GPA-3483 - GERALD GARAPICH, A.I.A., LIMITED LIABILITY COMPANY ON BEHALF OF GRAND TETON LODGE LAND, LIMITED LIABILITY COMPANY** - Request to amend a portion of the Centennial Hills Sector of the General Plan FROM: PCD (PLANNED COMMUNITY DEVELOPMENT) TO: SC (SERVICE COMMERCIAL) on 7.84 acres adjacent to the northeast corner of Grand Teton Drive and Durango Drive (APN: 125-09-401-006 and 017), Ward 6 (Mack). The Planning Commission (5-0 vote) and staff recommend APPROVAL. **(NOTE: Recommendation of approval of this General Plan Amendment is for APN: 125-09-401-006 only)**

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

287
1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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0

RECOMMENDATION:

The Planning Commission (5-0 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

Location Map

Conditions For This Application - Not Applicable

Staff Report

Submitted after final agenda – Abeyance request from LAS Consulting, Inc. for Item 134 [ROC-2671], Item 135 [GPA-3683] and Item 136 [ZON-3509] filed under Item 134 [ROC-2671]

Submitted after final agenda – Protest letter from Denise Wilcox

Back up referenced from the 1/22/2004 Planning Commission meeting Item 49

MOTION:

REESE – Motion to HOLD IN ABEYANCE Item 73 [SDR-3201] and Item 93 [SUP-3479] to 3/3/2004 and Item 113 [GPA-3470], Item 114 [ZON-3473], Item 115 [SDR-3475], Item 134 [ROC-2671], Item 135 [GPA-3483] and Item 136 [ZON-3509] to 3/17/2004; Accept the WITHDRAWAL WITHOUT PREJUDICE of Item 102 [GPA-3439] and 103 [SDR-3441] – UNANIMOUS with GOODMAN abstaining on Item 93 [SUP-3479] because someone in his law firm is negotiating with a billboard company from which he may benefit

CITY COUNCIL MEETING OF FEBRUARY 18, 2004
Planning and Development Department
Item 135 – GPA-3483

MINUTES:

COUNCILMAN MACK clarified that he met with the applicant regarding Items 134 through 136 and advised him that area residents wanted the already approved tavern moved to a different location. The applicant will work on a new site plan with the tavern. ROBERT GENZER, Director of Planning and Development Department, verified with COUNCILMAN MACK that it would be prudent to set Items 134 through 136 Not To Be Heard Before 4:00 p.m. MR. GENZER announced that there will also be another item from the last Planning Commission meeting set Not To Be Heard Before 4:00 p.m. and the two items will be agendaed in that order.

There was no further discussion.

Subsequent to hearing Item 125 [GPA-3512], Item 126 [ZON-3472] and Item 127 [SDR-3477], MAYOR GOODMAN and COUNCILMAN MACK reiterated their opening statements for those in the audience who may have arrived late.

(1:14 – 1:19/4:12)

3-1/4-3582

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: FEBRUARY 18, 2004

DEPARTMENT: PLANNING & DEVELOPMENT**DIRECTOR: ROBERT S. GENZER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

NOT TO BE HEARD BEFORE 4:00 PM - REZONING RELATED TO ROC-2671 AND GPA-3483 - PUBLIC HEARING - **ZON-3509** - **GERALD GARAPICH, A.I.A., LIMITED LIABILITY COMPANY ON BEHALF OF GRAND TETON LODGE LAND, LIMITED LIABILITY COMPANY** - Request for a Rezoning FROM: U (UNDEVELOPED) [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial) and U (UNDEVELOPED) [PCD (Planned Community Development) General Plan Designation] TO: C-1 (LIMITED COMMERCIAL) on 7.84 acres adjacent to the northeast corner of Grand Teton Drive and Durango Drive (APN: 125-09-401-006 and 017), Ward 6 (Mack). The Planning Commission (4-1 vote) and staff recommend APPROVAL. (NOTE: Recommendation of approval of this Rezoning is for APN: 125-09-401-006 only)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

288
0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

The Planning Commission (4-1 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

Location Map

Conditions For This Application

Staff Report

Submitted after final agenda – Abeyance request from LAS Consulting, Inc. for Item 134 [ROC-2671], Item 135 [GPA-3683] and Item 136 [ZON-3509] filed under Item 134 [ROC-2671]

Back up referenced from the 1/22/2004 Planning Commission meeting Item 50

MOTION:

REESE – Motion to HOLD IN ABEYANCE Item 73 [SDR-3201] and Item 93 [SUP-3479] to 3/3/2004 and Item 113 [GPA-3470], Item 114 [ZON-3473], Item 115 [SDR-3475], Item 134 [ROC-2671], Item 135 [GPA-3483] and Item 136 [ZON-3509] to 3/17/2004; Accept the WITHDRAWAL WITHOUT PREJUDICE of Item 102 [GPA-3439] and 103 [SDR-3441] – UNANIMOUS with GOODMAN abstaining on Item 93 [SUP-3479] because someone in his law firm is negotiating with a billboard company from which he may benefit

CITY COUNCIL MEETING OF FEBRUARY 18, 2004
Planning and Development Department
Item 136 – ZON-3509

MINUTES:

COUNCILMAN MACK clarified that he met with the applicant regarding Items 134 through 136 and advised him that area residents wanted the already approved tavern moved to a different location. The applicant will work on a new site plan with the tavern. ROBERT GENZER, Director of Planning and Development Department, verified with COUNCILMAN MACK that it would be prudent to set Items 134 through 136 Not To Be Heard Before 4:00 p.m. MR. GENZER announced that there will also be another item from the last Planning Commission meeting set Not To Be Heard Before 4:00 p.m. and the two items will be agendaed in that order.

There was no further discussion.

Subsequent to hearing Item 125 [GPA-3512], Item 126 [ZON-3472] and Item 127 [SDR-3477], MAYOR GOODMAN and COUNCILMAN MACK reiterated their opening statements for those in the audience who may have arrived late.

(1:14 – 1:19/4:12)

3-1/4-3582

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: FEBRUARY 18, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

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DISCUSSION

SUBJECT:

NOT TO BE HEARD BEFORE 4:30 PM - GENERAL PLAN AMENDMENT - PUBLIC HEARING - **GPA-3484 - OVATION DEVELOPMENT ON BEHALF OF SANTA FE HOTEL, INC.** - Request to amend a portion of the Centennial Hills Interlocal Land Use Plan FROM: SC (SERVICE COMMERCIAL) TO: M (MEDIUM DENSITY RESIDENTIAL) on 17.80 acres adjacent to the east side of Rainbow Boulevard, approximately 350 feet south of Lone Mountain Road (APN: 138-02-101-001 and 013), Ward 6 (Mack). The Planning Commission (3-0-2 vote on a motion for approval) failed to obtain a super majority vote which is tantamount to DENIAL. Staff recommends APPROVAL. (NOTE: The portion of the original application fronting on Rancho Drive is no longer a part of this application)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

96
357

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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0

RECOMMENDATION:

The Planning Commission (3-0-2 vote on a motion for approval) failed to obtain a super majority vote which is tantamount to DENIAL. Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

Location Map

Conditions For This Application - Not Applicable

Staff Report

Submitted at Council meeting – Written statement by Todd Donnally, annotated map by

Councilman Mack, water diagram by Orvie Dahl, protest petition with 357 signatures

submitted by Karen Dyka and a map reflecting protest petition signators by Attorney Tom

Amick filed under Item 137

Back up referenced from the 1/22/2004 Planning Commission meeting Item 53

MOTION:

MACK – APPROVED – Motion carried with MONCRIEF voting NO and GOODMAN excused

NOTE: COUNCILWOMAN McDONALD disclosed that the applicant identified as the Santa Fe Hotel pertains to the previous interest held by the Lowden Family and not the current owners of Station Casinos for whom she is an outside director. Therefore, there is no material impact on the Santa Fe Hotel or the property on which it sits.

MINUTES:

MAYOR PRO TEM REESE declared the Public Hearing open for Item 137 [GPA-3484], Item 138 [ZON-3486] and 139 [SDR-3490].

CITY COUNCIL MEETING OF FEBRUARY 18, 2004
Planning and Development Department
Item 137 – GPA-3484

MINUTES – Continued:

NOTE: A Combined Verbatim Transcript of Item 137 [GPA-3484], Item 138 [ZON-3486] and 139 [SDR-3490] is made a part of the Final Minutes under Item 137 [GPA-3484].

APPEARANCES:

GARY REESE, Mayor Pro Tem
MICHAEL MACK, Councilman
LYNETTE BOGGS McDONALD, Councilwoman
TOM AMICK, Attorney, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway
JACKIE REELEY, 4722 Balsam Street
FIRST UNIDENTIFIED MALE
TODD DONNELLY, 6644 Painted Desert Drive
JOHN WAUCHEK, 6237 Sierra Pines Court
CHRISTOPHER SMITH, 6441 Doby Peak Drive
ORVIE DAHL, 6204 Sierra Pines Court
OSCAR GOODMAN, Mayor
KAREN DYKA, 6501 Wheelbarrow Peak Drive
LARRY VOSS, 6641 Painted Desert Drive
JACK MOBLEY, 6637 Painted Desert Drive
ROBERT EAGLE, 4686 Balsam Street
STEVEN “CAPTAIN TRUTH” DEMPSEY
TOM McGOWAN, a Las Vegas resident
SECOND UNIDENTIFIED MALE
THIRD UNIDENTIFIED MALE
TODD FARLOW, 240 N. 19th Street
FOURTH UNIDENTIFIED MALE
BRYAN SCOTT, Deputy City Attorney
ROBERT GENZER, Director of Planning and Development Department
ALLEN MOLASKY, 1117 Trophy Hills Drive
FIRST UNIDENTIFIED FEMALE
FIFTH UNIDENTIFIED MALE
SECOND UNIDENTIFIED FEMALE
BART ANDERSON, Public Works

MAYOR PRO TEM REESE declared the Public Hearing closed for Item 137 [GPA-3484], Item 138 [ZON-3486] and 139 [SDR-3490].

NOTE: All discussion for Item 137 [GPA-3484], Item 138 [ZON-3486] and 139 [SDR-3490] was held under Item 137 [GPA-3484].

(5:02 – 6:03)

5-1713/6-1

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: FEBRUARY 18, 2004**DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: ROBERT S. GENZER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

NOT TO BE HEARD BEFORE 4:30 PM - REZONING RELATED TO GPA-3484 - PUBLIC HEARING - ZON-3486 - OVATION DEVELOPMENT ON BEHALF OF SANTA FE HOTEL, INC. - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) and C-2 (GENERAL COMMERCIAL) TO: R-3 (MEDIUM DENSITY RESIDENTIAL) on 17.80 acres adjacent to the east side of Rainbow Boulevard, approximately 350 feet south of Lone Mountain Road (APN: 138-02-101-001 and 013), Ward 6 (Mack). The Planning Commission (3-0-2 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

96
357

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0
0

RECOMMENDATION:

The Planning Commission (3-0-2 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

Location Map

Conditions For This Application

Staff Report

Submitted at City Council – Protest petition with 357 signatures submitted by Karen Dyka and a map reflecting protest petition signators by Attorney Tom Amick filed under Item 137

Back up referenced from the 1/22/2004 Planning Commission meeting Item 54

MOTION:

MACK – APPROVED subject to conditions and amending Condition 4 and Condition 5 to read as follows:

4. Dedicate 30 feet of right-of-way adjacent to this site for Red Coach Avenue and *dedicate or obtain dedication of appropriate rights-of-way to terminate Red Coach Avenue and Painted Desert Drive with circular cul-de-sacs meeting current City Standards prior to the issuance of any permits for this site. Coordinate with the Traffic Engineering Division of the Department of Public Works to determine the appropriate locations for the required cul-de-sac bulbs. Submit a Petition of Vacation to vacate all existing rights-of-way in excess of the cul-de-sac streets.*
5. Construct all incomplete half-street improvements on Rancho Drive and Lone Mountain Road adjacent to this site, and construct all half-street improvements including appropriate overpaving on Rainbow Boulevard, Red Coach Avenue including the full width of the

CITY COUNCIL MEETING OF FEBRUARY 18, 2004
Planning and Development Department
Item 138 – ZON-3486

MOTION – Continued:

required cul-de-sac bulb, and the full bulb for Painted Desert Drive. Also, construct a minimum of two lanes of pavement from the southeast edge of this parcel easterly to the existing improvements on Red Coach Avenue. All improvements shall be constructed concurrent with the first phase of development anywhere on this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete). All existing overpaving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

and an added condition that should a traffic signal be permitted at Rancho and Red Coach by the Nevada Department of Transportation, the developer shall contribute 100 percent of the cost of such traffic signal - Motion carried with MONCRIEF voting No and GOODMAN excused

MINUTES:

NOTE: See Item 137 [GPA-3484] for all related discussion.

(5:02 – 6:03)

5-1713/6-1

CONDITONS:

Planning and Development

1. A General Plan Amendment (GPA-3484) to the M (Medium Density Residential) land use designation approved by City Council.
2. A Resolution of Intent with a two-year time limit.
3. A Site Development Plan Review application (SDR-3490) approved by the Planning Commission and City Council prior to the issuance of any permits, any site grading, and all development activity for the site.

Public Works

4. Dedicate 30 feet of right-of-way adjacent to this site for Red Coach Avenue and the appropriate right-of-way for the associated compound knuckle transition to join Painted Desert Drive with Red Coach Avenue to meet current City standards prior to the issuance of any permits.

CITY COUNCIL MEETING OF FEBRUARY 18, 2004
Planning and Development Department
Item 138 – ZON-3486

CONDITIONS – Continued:

5. Construct all incomplete half-street improvements on Rancho Drive and construct all half-street improvements including appropriate overpaving on Lone Mountain Road, Rainbow Boulevard, and on the Red Coach Avenue alignment adjacent to this site including the construction of the Red Coach Avenue/Painted Desert Drive knuckle transition to meet current City standards. Also, construct a minimum of two lanes of pavement from the southeast edge of this parcel easterly to the existing improvements on Red Coach Avenue. All improvements shall be constructed concurrent with the first phase of development anywhere on this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete). All existing overpaving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
6. Coordinate with the Collection Systems Planning Section of the Department of Public Works to extend public sanitary sewer in Red Coach Avenue/Painted Desert Drive and provide a stub along the west edge of this site at a location and depth acceptable to the City Engineer. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits.
7. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for or the recordation of a Map subdividing this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, or compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

CITY COUNCIL MEETING OF FEBRUARY 18, 2004
Planning and Development Department
Item 138 – ZON-3486

CONDITIONS – Continued:

8. Landscape and maintain all unimproved right-of-way on Rancho Drive adjacent to this site.
9. Submit an application for an Occupancy Permit for all landscaping and private improvements in the Rancho Drive public right-of-way adjacent to this site prior to the issuance of any permits.
10. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: FEBRUARY 18, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

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DISCUSSION

SUBJECT:

NOT TO BE HEARD BEFORE 4:30 PM - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-3484 AND ZON-3487 - PUBLIC HEARING - **SDR-3490** - **OVIATION DEVELOPMENT ON BEHALF OF SANTA FE HOTEL, INC.** - Request for a Site Development Plan Review FOR A 426 UNIT RESIDENTIAL DEVELOPMENT on 17.80 acres adjacent to the east side of Rainbow Boulevard, approximately 350 feet south of Lone Mountain Road (APN: 138-02-101-001 and 013), R-E (Residence Estates) and C-2 (General Commercial) Zones [PROPOSED: R-3 (Medium Density Residential)], Ward 6 (Mack). The Planning Commission (3-0-2 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

96

City Council Meeting

357

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

The Planning Commission (3-0-2 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

Location Map

Conditions For This Application

Staff Report

Submitted at City Council – Protest petition with 357 signatures submitted by Karen Dyka and a map reflecting protest petition signators by Attorney Tom Amick filed under Item 137

Back up referenced from the 1/22/2004 Planning Commission meeting Item 55

MACK – APPROVED subject to conditions – Motion carried with MONCRIEF voting No and GOODMAN excused

MINUTES:

NOTE: See Item 137 [GPA-3484] for all related discussion.

(5:02 – 6:03)

5-1713/6-1

CONDITONS:

Planning and Development

1. A General Plan Amendment (GPA-3484) to the M (Medium Density Residential) land use designation approved by City Council.
2. A Rezoning (ZON-3486) to an R-3 (Medium Density Residential) Zoning District approved by the City Council.

CITY COUNCIL MEETING OF FEBRUARY 18, 2004
Planning and Development Department
Item 139 – SDR-3490

CONDITIONS – Continued:

3. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
4. All development shall be in conformance with the site plan, landscape plan and building elevations, except as amended by conditions herein.
5. In accordance with the provisions of the City of Las Vegas Drought Code, turf areas shall not exceed 15% of the required landscaped area. It is recommended that xeriscape be utilized in lieu of any turf, as the open space areas are not designed for recreational use.
6. The standards for this development shall include the following; minimum distance between buildings of 10 feet, and building height shall not exceed two stories or 35 feet, whichever is less.
7. The setbacks for this development shall be a minimum of 20 feet in the front, 5 feet on the side, 5 feet on the corner side, and 20 feet in the rear.
8. Trash enclosures must be fully enclosed and have the same design theme and building materials as the main structures.
9. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
10. The landscape plan shall be revised and approved by Planning and Development Department staff; prior to the time application is made for a building permit, to reflect 36 inch box trees 20 feet on center along the south property line and a minimum of four five-gallon shrubs for each tree within provided planters.
11. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.]
12. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets. Air conditioning units shall not be mounted on rooftops.

CITY COUNCIL MEETING OF FEBRUARY 18, 2004
Planning and Development Department
Item 139 – SDR-3490

CONDITIONS – Continued:

13. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize ‘shoe-box’ fixtures and downward-directed lights. Wallpack lighting shall utilize ‘shoe-box’ fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
14. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
15. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

16. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.
17. Construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site; the connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network; the connecting sidewalk shall be terminated on-site with a handicap ramp.
18. All landscaping installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
19. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services prior to the issuance of any permits.
20. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-3486 and all other subsequent site-related actions.
21. The approval of all Public Works related improvements shown on this Site Development Plan Review is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to submittal of a Tentative Map or construction drawings, whichever may occur first. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Tentative Map or construction drawings, whichever may occur first.

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: FEBRUARY 18, 2004

DEPARTMENT: CITY CLERK

DIRECTOR: BARBARA JO (RONI) RONEMUS ☐ **CONSENT** ☐ **DISCUSSION**

SUBJECT:

SET DATE ON ANY APPEALS FILED OR REQUIRED PUBLIC HEARINGS FROM THE CITY PLANNING COMMISSION MEETINGS, CENTENNIAL HILLS ARCHITECTURAL REVIEW COMMITTEE AND DANGEROUS BUILDING OR NUISANCE/LITTER ABATEMENTS

DB 1020 Hassett Avenue, DB 4550 E. Washington Avenue, DB 1013 Ingraham Street, DB 510 W. McWilliams Avenue, SUP-3542 – 3/03/2004 AGENDA

AGENDA SUMMARY PAGE

CITY COUNCIL MEETING OF: FEBRUARY 18, 2004

DEPARTMENT: CITY CLERK

DIRECTOR: BARBARA JO (RONI) RONEMUS ☐ **CONSENT** ☐ **DISCUSSION**

SUBJECT:

ADDENDUM:

AGENDA SUMMARY PAGE **CITY COUNCIL MEETING OF: FEBRUARY 18, 2004**

CITIZENS PARTICIPATION:

Items raised under this portion of the City Council Agenda cannot be deliberated or acted upon until the notice provisions of the Open Meeting Law have been met. If you wish to speak on a matter not listed on the agenda, please step up to the podium and clearly state your name and address. In consideration of others, avoid repetition, and limit your comments to no more than three (3) minutes. To ensure all persons equal opportunity to speak, each subject matter will be limited to ten (10) minutes.

MINUTES:

ROBERT EAGLE, 4686 Balsam Street, expressed his disappointment with the Council's action and the unlevel playing field that the citizens deal with. The Rancho rezoning representatives held meetings but there was no compromise or alternatives. The process is wrong. What does it take to get the Council to protect the citizens? He did meet with COUNCILMAN MACK but the outcome was still unlevel and unfair to the citizens.

(6:03 – 6:05)

6-672

DOROTHY BARNES, Las Vegas resident, described the problems with her planned demonstration at City Hall. This brings back the memory of how black people did not have rights in the past. She did nothing to the people of this City and would prefer to be an asset, but she has the experience and training to protect herself and her civil rights. Some of the people hurting her may do it because they are greedy or in need, but that does not justify their actions against her. They have not followed the Golden Rule.

(6:05 – 6:08)

6-749

STEVEN "CAPTAIN TRUTH" DEMPSEY submitted an issue of Gaming Today with an article by David Stratton regarding corruption in government and encouraged MR. ROSE to contact him at his office. He cited several articles indicating that COUNCILWOMAN MONCRIEF is facing eminent indictment for ethical violations. People are proving they care about accountability and everyone is watching. When a political system gets out of control, it leads to dictatorship. The premise of America is that it is a nation of laws, not men. He reiterated past comments about the Council not acting against the Crazy Horse II. Several people commented on how much the vote on that rezoning item along Rancho cost.

(6:08 – 6:12)

6-859

JACKIE REELEY, 4722 Balsam Street, thanked the Council for ruining her life and stressed her belief that the outcome was determined by payoffs. The only one that cared about people was COUNCILWOMAN MONCRIEF. She stated Council action will result in the area citizens not sleeping well for the rest of their lives.

(6:12 – 6:13)

6-998

City of Las Vegas

CITY COUNCIL MEETING OF FEBRUARY 18, 2004 Citizens Participation

MINUTES – Continued:

TODD DONNELLY, 6644 Painted Desert Drive, cited the Council denial of an apartment complex in Ward 4 two years ago and that that land is being developed as single-family homes by KB Home. He advised COUNCILWOMAN MONCRIEF that he will sell his home and move to Ward 1 and thanked her for her honest support.

(6:13 – 6:14)

6-1024

TOM McGOWAN, a Las Vegas resident, submitted a written statement and discussed Consent Item 3, approved in the single consent motion, involving CenterStaging in Ward 5. Neither that corporation nor its attorney responded to repeated requests for details of production, facilities, equipment, services, etc. Based on that failure, he recommended that the Council revisit and deny the item with prejudice. He pointed out that the meeting was out-of-order due to inter-personal conversations of staff and members of Council during citizens participation. Future variance from that protocol will result in a complaint being made to force the Council to be accountable and answerable. Habits can be changed.

(6:14 – 6:17)

6-1053

TODD FARLOW, 240 N. 19th Street, asked to make a recommendation for employee of the month for all those who maintain the City vehicles. Every piece of equipment appears to be in top condition. Those mechanics deserve recognition and a big thank you.

(6:17 – 6:18)

6-1159

ALMA RAMIREZ, 240 N. 19th Street, protested the civil rights violations and abuses by DIRECTOR TOMMY THOMPSON of Social Services, GOVERNOR KENNY C. GUINN, Federal Bureau of Investigation, Civil Rights Commission, Nevada Equal Rights Commission, DIRECTOR MRS. BAILEY, the Mexican Consulate, PRESIDENTE VINCENTE FOX of the Republica Mexico and PRESIDENT BUSH and family. There is unequal protection and access, discrimination and disparity of socio-economic status of the Mexicans and Latinos. She outlined overlapping City and County issues and the responsibilities of those entities. She is working to eliminate job discrimination, availability to housing and services. She called those charged to provide these services at the County malicious and predatory. Specifically this includes DIRECTOR DARRELL MARTIN and Social Workers HEATHER CANDLE, CAROLYN ZERKEL, BOBBY GORDON and SUSAN YANOVA. The shelters are unsafe with pilfering, misdirection of funding and payoffs of lawsuits, and it is impossible for the homeless to get to job sites. The City Marshals act as Nazis, forcing the elderly resting at the Downtown Transportation Center to leave, attacking them, dehumanizing them and mocking them. The Marshals include MARTIN MARSHAL and SUPERVISOR ROBERT O'LSKY. She is going to recommend people in Los Angeles not come to Las Vegas.

City of Las Vegas

CITY COUNCIL MEETING OF FEBRUARY 18, 2004
Citizens Participation

MINUTES – Continued:

COUNCILWOMAN McDONALD responded that as a Trustee of Catholic Charities of Southern Nevada, the representations were inaccurate and inappropriate. The comments about misappropriation of funds was wrong. MS. RAMIREZ replied that she was there and was speaking for those who cannot attend the meeting.

(6:18 – 6:19)

6-1199

MEETING ADJOURNED AT 6:19 P.M.